

File

A G E N D A

For the OCTOBER 11th, 1983 meeting of RED DEER
CITY COUNCIL, to be held in the Council Chambers,
City Hall, commencing at 4:30 p.m.

(1) Confirmation of the September 26th, 1983 minutes

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2) Associate Planner - re: Bill 71 - Condominium Property
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#1 as a Municipal Historic Resource) (p. 1)

Committee of the Whole

- (1) Urban Park and Land Acquisition

UNFINISHED BUSINESSNO. 1

September 28, 1983.

TO: Council

FROM: City Clerk

RE: Bylaw 2825/83

The above mentioned bylaw which provides for the designation of Fire Hall No. 1 as a Municipal Historic Resource, received first and second reading by Council at their meeting September 26. As Council agreed that third reading not be given September 26th, the Bylaw is brought forward for consideration of third reading at this particular meeting.

Respectfully submitted,

R. Stollings
City Clerk

RS/ds

NO. 1

October 3, 1983.

TO: Council

FROM: Mayor R.J. McGhee,
Chairman, Waskasoo Policy Committee

RE: Proposed Arbor-Snell Gardens

The master plan for the Waskasoo Park contained provisions for upgrading of the Snell Gardens and construction of a form of rain shelter. The Policy Committee have accordingly proceeded with the plans for development of an arbor in this area and have awarded contract for construction of same to the low bidder - Geneva Gardens of Red Deer (\$15,730.00). The overall cost of the project will be between \$25,000.00 and \$30,000.00.

The Committee have reviewed the previous decision to construct a bridge across Waskasoo Creek, with monies bequeathed by Janet Cook and are now of the opinion that a more appropriate form of recognition would be to direct said funds toward the costs of the arbor rather than the bridge. We took the liberty of forwarding this suggestion to the Solicitor handling Miss Cook's estate and a reply has been received as attached.

The Policy Committee recommend Council approve the use of Miss Cook's bequest for the funding of the arbor rather than the bridge, and on the understanding a bronze plaque is erected as requested by the Executors of Miss Cook's estate. The proposed wording of the plaque will be placed before the Executors for their approval prior to finalization.

R.J. McGhee
Mayor

JOHNSTON, MING, SCAMMELL, MANNING,
LAMB, LEE, MITCHELL & MOORE

BARRISTERS, SOLICITORS, NOTARIES

3.

J. MACDONALD JOHNSTON, Q.C.
ROBERT H. SCAMMELL, Q.C.
KEITH R. LAMB, B.A., LL.B.
JAMES B. MITCHELL, B.A., LL.B.

JAMES T. MAH MING, B.A., LL.B.
DAVID M. MANNING, B.A., LL.B.
JOHN E. LEE, LL.B.
DARRELL R. MOORE, LL.B.

GORDON E. DECK, B. COMM., LL.B.
LORNE E. GODDARD, B.A., LL.B.

ROBERT W. SHORT, B.A., LL.B.

AREA CODE 403
TELEPHONE 348-5591
TWX 810-841-5120

4TH FLOOR
ROYAL BANK BUILDING
4943 - 50TH STREET
RED DEER, ALBERTA
T4N 1Y1

IN REPLY REFER TO: Keith R. Lamb
Our File No. H 26165

September 29, 1983

City of Red Deer
P. O. Box 5008
Red Deer, Alberta
T4N 3T4

ATTENTION: Mr. C. Sevcik

Dear Sirs:

Re: Estate of Janet McLaren Cook

We acknowledge receipt of your letter of September 15 in connection with the above Estate. We forwarded a copy of your letter and the Plan to the Executors and enclose herewith their reply. If we can be of further assistance in connection with this matter, please advise.

Yours very truly,

JOHNSTON, MING & COMPANY

Per:

Keith R. Lamb

/av

Encl.

26 September '83

RE: File H26165

Mr. Keith Lamb
Royal Bank Building
4943 - 50 St.
RED DEER, AB

Dear Sir:

We, the undersigned, have studied the proposal wherein the Waskasoo Park Policy Committee requests that the Janet M. Cook bequest be used to fund construction of an arbor at the Snell Gardens between 49th Avenue and Gaetz Avenue bridges south of the river.

We feel that, since the bequest was made prior to the construction of the park system, that this idea would meet with her approval and we therefore endorse the proposal.

We however, put forward the following request on her behalf, that: a bronze plaque of suitable size and appropriate wording should be affixed to the interior of the arbor in a conspicuous location.

She taught at Lindsay Thurber for many years as a high school teacher, was active in church and civic affairs and countless young people are indebted to her for their success.

Much more information could be obtained to facilitate wording on such a plaque.

We trust this will be sufficient to allow council to approve the proposed structure.

Yours very sincerely,

"GORDON D. YOUNG"
17 Fox Crescent
347-5387

"DORA WEGREEN"
#235, 4809 - 34 Street
Red Deer, AB
346-5351

Executors

RED DEER REGIONAL PLANNING COMMISSION

2830 BRENNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

NO. 2

Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

September 28th, 1983

TO ALL MUNICIPAL ADMINISTRATORS

RE: Bill 71 - Condominium Property Amendment Act, 1983

Last June, the Honourable Connie Osterman, Minister of Consumer and Corporate Affairs, introduced a Bill in the Legislature to amend the Condominium Property Act. Bill 71 is intended to provide for condominiumization (or division) of bare land. In other words, it would permit parcels of land to be condominiumized without a permanent building or buildings being part of the plan being registered. The present legislation only applies to buildings.

As all municipalities in the province were requested to provide their comments on Bill 71, it was the view of the Commission that the staff should review Bill 71, and provide comments for the consideration of the Commission and its member municipalities, thereby assisting municipalities in their response to the Minister.

Please find enclosed a copy of the staff's response to Bill 71 that was presented to the Commission at its September 19th meeting. Also attached are comments from the Commission's Solicitor. For your information, it is proposed to present the following draft resolution to the Commission at its next regular meeting scheduled for October 11th:

"That the condominiumization of bare land be supported in principle subject to the following amendments being made to Bill 71:

- (1) that the proposed legislation is restricted to the development of condominium parks for mobile homes,
- (2) that no bare land condominium plan shall be approved unless it complies with the Planning Act and the Subdivision Regulation, any regional plan, ministerial regional plan, statutory plan, land use bylaw or land use order, and any other pertinent provincial or federal legislation,
- (3) that a bare land condominium plan must have the approval of the local authority (local municipality), and
- (4) that, should the condominium status be terminated, no subdivision of the bare land condominium area shall be approved unless it is in accordance with the provisions of the Planning Act and the Subdivision Regulation.

...../2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINT EARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLER No. 8 —IMPROVEMENT DISTRICT No. 10

September 28th, 1983
To All Municipal Administrators
Page two

and further, that the Minister of Consumer and Corporate Affairs re-circulate the amended Bill 71 to all parties concerned for final consideration before proceeding with the Bill in the Legislative Assembly."

It would, however, be greatly appreciated if council could carefully review the staff paper, etc., and indicate to the Commission whether council is supportive of the general position taken by the draft resolution. The Commission would be prepared to act as co-ordinator of responses to the Minister should your municipality agree with the above course of action and would like the Commission to respond on your behalf. With the upcoming municipal elections, the Minister has been advised not to expect a response from the Commission until the middle of November.

If you do have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Allan Williams

Allan Williams
Associate Planner
Regional Planning and
Research Section

AW/lt

Enclosure

Commissioners' comments

Recommend that Council support the draft resolution as presented by the Red Deer Regional Planning Commission.

"R.J. McGhee"
Mayor

"M.C. DAY"
City Commissioner

File

BILL 71

CONDOMINIUM PROPERTY AMENDMENT ACT, 1983:
A Staff Response

Prepared by
Red Deer Regional Planning Commission
September 1983

PREFACE

THE CONDOMINIUM CONCEPT

What is a Condominium?

"Condominium" is a term that refers to a specific form of property ownership in which each owner owns his own unit and shares ownership in the remainder of the property with the other unit owners. It does not refer to a particular type of building or a unit in a building.

Condominium developments may in fact come in many different forms. They may, for example, be duplexes, townhouses, high-rises, or even warehouses and office blocks. However, there must always be more than one unit in a condominium development.

The Property of a Condominium Owner

The purchaser of a condominium unit acquires individual title to a space called a unit, the boundaries of which are usually defined by reference to a floor, wall or ceiling.¹ The condominium owner owns this space just as much as the owner of a single-family dwelling owns his house. All maintenance, repairs and remodelling of the interior of the unit are the responsibilities of each owner.

Any condominium development, however, consists of a parcel of land which contains more than just the condominium units. Depending upon the type of development, there may, for example, be hallways, sidewalks, landscaped areas, playgrounds, storage areas, parking lots and roads. These areas, referred to as the "common property", are not owned by any one individual but are owned by all the unit owners as tenants-in-common. The owners as a group are responsible for the maintenance and repair of the common property.

¹ According to Sections 7(1) and (2) of The Condominium Property Act, the only portion of a floor, wall or ceiling that forms part of the units is the finishing material that is in the interior of the unit. All doors and windows of the unit are part of the unit unless otherwise stipulated in the condominium plan.

BILL 71 - CONDOMINIUM PROPERTY AMENDMENT ACT, 1983

INTRODUCTION

Last June, the Honourable Connie Osterman, Minister of Consumer and Corporate Affairs, introduced a Bill in the Legislature to amend the Condominium Property Act. Bill 71, a copy of which is attached as Appendix A, is intended to provide for the condominiumization (or division) of bare land. In other words, the Bill would permit parcels of land to be condominiumized without a permanent building or buildings being part of the plan being registered. The present Condominium Property Act only applies to buildings.

Bill 71 has been reviewed by the staff. It was felt that the condominium concept has its positive aspects. It may, for example, offer greater design flexibility that could lead to a more functional and more efficient use of land. The condominium concept also offers other advantages in that the on-site water and sewer services are usually owned by the condominium corporation and thus are the responsibility of the corporation. It requires that the condominium corporation be solely responsible for the administration and management of the development. A condominium development can also be financially more attractive to municipalities since condominiums are assessed on the same basis as any other development, yet the municipality normally does not have to provide or maintain any on-site services.

The staff though had a number of general concerns with the draft legislation. Some of the proposed amendments were considered to be not well enough defined and may as a result present unique problems to subdivision approving authorities and municipalities. These are outlined below:

INTENT OF BILL 71

It is understood that the proposed amendment was principally designed to allow for the development of condominium parks for mobile homes. However, given the complexities of creating condominiums and administering their operation, the staff were somewhat unsure as to what specifically would be gained by the proposed legislation vis-a-vis the alternatives already in place - to develop as a park or as a subdivision.

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INTRODUCTION

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Bill 71 has been reviewed by the staff. It was felt that the condominium concept has its positive aspects. It may, for example, offer greater design flexibility that could lead to a more functional and more efficient use of land. The condominium concept also offers other advantages in that the on-site water and sewer services are usually owned by the condominium corporation and thus are the responsibility of the corporation. It requires that the condominium corporation be solely responsible for the administration and management of the development. A condominium development can also be financially more attractive to municipalities since condominiums are assessed on the same basis as any other development, yet the municipality normally does not have to provide or maintain any on-site services.

The staff though had a number of general concerns with the draft legislation. Some of the proposed amendments were considered to be not well enough defined and may as a result present unique problems to subdivision approving authorities and municipalities. These are outlined below:

INTENT OF BILL 71

It is understood that the proposed amendment was principally designed to allow for the development of condominium parks for mobile homes. However, given the complexities of creating condominiums and administering their operation, the staff were somewhat unsure as to what specifically would be gained by the proposed legislation vis-a-vis the alternatives already in place - to develop as a park or as a subdivision.

It is felt that the proposed definition of "residential unit" leaves a somewhat vague responsibility on the part of the developer and his/her "representations":

(r) "residential unit" means

(ii) in the case of a bare land unit, a unit that is used or intended to be used for residential purposes or that has been represented by a developer as being intended to be used for residential purposes;

Section 1(r)(ii)

The staff suggest that, prior to the registration of a bare land condominium plan, the local authority (municipality) should be required or be given the opportunity to ensure that the developer has complied with the requirements under the Planning Act and that all conditions within the development agreement have been met to the satisfaction of the local authority (municipality).

It is also suggested that Bill 71 should clearly state that no bare land condominium plan should be approved unless it complies with the regional plan, local statutory plan(s) and land use bylaw or land use order. Of course, it will be necessary to amend these plans and bylaws to reflect the changes to the Condominium Property Act. Mr. Chapman, however, has suggested that a municipality might find it difficult under the present Planning Act to regulate a proposed condominium plan under a land use bylaw.

TERMINATION OF CONDOMINIUM STATUS

The staff recommended that the Commission determine whether further amendments to the Planning Act and/or the Land Titles Act are envisaged to prevent the registration of a legally surveyed "lot" or "bare land unit" should the condominium status of the development be terminated. The staff are concerned that the proposed legislation could have the effect of creating a subdivision by default. If this is the effect, Mr. Chapman points out that the result would be the same as a division of land under the Partition Act before the Legislature made it necessary for such partitions to comply with the Planning Act.

The former legislation did give complete authority to municipalities but was changed effective January 1, 1979.

Single Detached Dwellings

The staff also desire an explanation as to the reasons why a group of two or more single detached dwellings (or buildings) cannot be registered as a condominium plan under the existing Act. Land Titles will not approve such a development even though there does not appear to be any provisions in the Condominium Property Act that specifically restrict a group of single dwellings from being approved as a condominium. It is not clear either whether Bill 71 addresses this matter.

Appendix A

1983 BILL 71

First Session, 20th Legislature, 32 Elizabeth II

THE LEGISLATIVE ASSEMBLY OF ALBERTA

BILL 71

CONDOMINIUM PROPERTY AMENDMENT ACT, 1983

THE MINISTER OF CONSUMER AND CORPORATE AFFAIRS

First Reading *JUNE 6TH, 1983*

Second Reading

Committee of the Whole

Third Reading

Royal Assent

1983

CONDOMINIUM PROPERTY AMENDMENT ACT, 1983

(Assented to . 1983)

1 The Condominium Property Act is amended by this Act.

2 Section 1 is amended

(a) by renumbering clause (a) as clause (a.1) and by adding the following before clause (a.1):

(a) "bare land unit" means a unit defined in clause (v)(ii);

(b) by repealing clause (r) and substituting the following:

(r) "residential unit" means

(i) in the case of a unit that is situated within a building, a unit that is used or intended to be used for residential purposes, and

(ii) in the case of a bare land unit, a unit that is used or intended to be used for residential purposes or that has been represented by a developer as being intended to be used for residential purposes;

(c) by repealing clause (v) and substituting the following:

(v) "unit" means

(i) in the case of a building, a space that is situated within a building and described as a unit in a condominium plan by reference to floors, walls and ceilings within the building, and

(ii) in the case other than that of a building, land that is situated within a parcel and described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provisions of the *Surveys Act* respecting subdivision surveys;

Explanatory Notes

1 This Bill will amend chapter C-22 of the Revised Statutes of Alberta 1980.

2 Section 1(1)(r) and (v) presently read:

1(1) In this Act,

(r) "residential unit" means a unit used or intended to be used for residential purposes;

(v) "unit" means a space that is situated within a building and described in a condominium plan by reference to floors, walls and ceilings within the building;

3 Section 2(1) is amended by adding "or land" after "building".

4 Section 6(1) is amended

(a) in clause (b) by adding " , if any," after "building";

(b) by repealing clause (f) and substituting the following:

(f) where a building is to be divided into units, show the approximate floor area of each unit,

(f.1) where land is to be divided into bare land units, show the approximate area of each unit,

5 Section 8 is amended

(a) by repealing subsection (1) and substituting the following:

8(1) Every plan presented for registration as a condominium plan shall be endorsed with or accompanied by

(a) a certificate of a land surveyor registered under the Land Surveyors Act stating

(i) that the boundaries of the parcel have been established or re-established in accordance with the Surveys Act, and

(ii) where there is a building shown on the plan, that the building is within the external surface boundaries of the parcel that is the subject of the plan and, if eaves or guttering project beyond those external boundaries, that an appropriate easement has been granted as an appurtenance to the parcel,

and

(b) where there is a building shown on the plan that is to contain units,

(i) a certificate of

3 Section 2 presently reads:

2(1) A building may be designated as a unit or part of a unit or divided into 2 or more units by the registration of a condominium plan under this Act.

(2) The Registrar shall not register a condominium plan unless that condominium plan describes 2 or more units in it.

(3) For the purposes of the Land Titles Act, a condominium plan shall be deemed on registration to be embodied in the register.

(4) This Act applies only with respect to land held in fee simple, excepting thereout all mines and minerals.

(5) Notwithstanding subsection (4), if land is held under lease and a certificate of title has been issued under the Land Titles Act in respect of the lease, this Act applies to the land described in the certificate of title, excepting thereout all mines and minerals.

4 Section 6(1)(b) and (f) presently read:

6(1) Every plan presented for registration as a condominium plan shall

(b) delineate the external surface boundaries of the parcel and the location of the building in relation to them,

(f) show the approximate floor area of each unit.

5 Section 8(1) and (2) presently read:

8(1) Every plan presented for registration as a condominium plan shall be endorsed with or accompanied by

(a) a certificate of an Alberta land surveyor registered under the Land Surveyors Act stating that the building shown on the plan is within the external surface boundaries of the parcel that is the subject of the plan and, if eaves or guttering project beyond those external boundaries, that an appropriate easement has been granted as an appurtenance of the parcel,

(b) a certificate of

(i) a registered architect, visiting project architect, architects corporation or joint firm under the Architects Act,

(ii) an Alberta land surveyor registered under the Land Surveyors Act,

(iii) a professional engineer registered or licensed under the Engineering, Geological and Geophysical Professions Act, or

(iv) a holder of a permit issued under the Engineering, Geological and Geophysical Professions Act, if that holder is authorized to engage in the practice of engineering.

stating that the units shown in the plan are the same as those existing, and

(A) a registered architect, visiting project architect, architects corporation or joint firm under the *Architects Act*,

(B) an Alberta land surveyor registered under the *Land Surveyors Act*,

(C) a professional engineer registered or licensed under the *Engineering, Geological and Geophysical Professions Act*, or

(D) a holder of a permit issued under the *Engineering, Geological and Geophysical Professions Act*, if that holder is authorized to engage in the practice of engineering,

stating that the units shown in the plan are the same as those existing,

and

(ii) a certificate of the local authority or of a person designated by the local authority stating that the proposed division of the building, as illustrated in the plan, has been approved by the local authority.

(b) in subsection (2) by striking out "subsection (1)(c)" and substituting "subsection (1)(b)(ii)".

6 Section 10(b) is amended

(a) in subclause (i) by adding "where there is a building," before "the interior";

(b) in subclause (ii) by adding "or on" after "residing in";

(c) in subclause (vi) by adding "where there is a building," before "the exterior".

7 Section 11(1)(a) and (b) are amended by adding "that the developer is obligated to provide" after "improvements" wherever it occurs.

(c) a certificate of the local authority or of a person the local authority designates stating that the proposed division of the building, as illustrated in the plan, has been approved by the local authority.

(2) If an application is made for a certificate under subsection (1)(c), the local authority

(a) may, with respect to a building that was constructed prior to August 1, 1966 or for which the building permit was issued prior to August 1, 1966, prohibit the issue of the certificate if it considers it proper to do so, and

(b) shall, with respect to a building for which a building permit was issued on or after August 1, 1966, direct the issue of the certificate if it is satisfied that the building conformed to

(i) the development scheme, development control by-law, zoning by-law or land use by-law, as the case may be, and

(ii) any permit issued under that scheme or by-law,

that existed at the time the building permit was issued.

6 Section 10(b)(i),(ii) and (vi) presently read:

10 Every developer who enters into a purchase agreement shall include in the purchase agreement the following:

(b) a description, drawing or photograph showing

(i) the interior finishing of and all major improvements to the common property located within a building,

(ii) the recreational facilities, equipment and other amenities to be used by the persons residing in the residential units,

(vi) the exterior finishing of the building.

7 Section 11(1) presently reads:

11(1) A developer or a person acting on his behalf shall hold in trust all the money paid by a purchaser under a purchase agreement, other than rents, security deposits or mortgage advances, and

(a) if the improvements to the residential unit and the common property are substantially completed, that money may be paid to the developer on delivery of the title document to the purchaser, or

(b) if the improvements to the residential unit are substantially completed but the improvements to the common property are not substantially completed,

(i) not more than 50% of that money less the interest earned on it may be paid to the developer on delivery of the title document to the purchaser, and

8 Section 16 is amended by striking out "a building contains premises that" and substituting "premises".

9 Section 17 is amended by adding "and" at the end of clause (a) and by repealing clauses (b) and (c) and substituting the following:

(b) in the case of a unit located in a building,

(i) in favour of the owner of the unit, and as appurtenant to the unit, an easement for the shelter of the unit by the common property and by every other unit capable of affording shelter, and

(ii) in favour of the owner of the unit, and as appurtenant to the unit, easements for the passage or provision of water, sewerage, drainage, gas, electricity, garbage, artificially heated or cooled air and other services including telephone, radio and television services through or by means of any pipes, wires, cables or ducts for the time being existing in the parcel to the extent to which those pipes, wires, cables or ducts are capable of being used in connection with the enjoyment of the unit.

10 Section 18(1) is amended by adding "and" at the end of clause (a) and by repealing clauses (b) and (c) and substituting the following:

(b) in the case of a unit located in a building,

(i) as against the owner of the unit, an easement, to which the unit is subject, to provide shelter to the common property and to every other unit capable of enjoying the shelter, and

(ii) as against the owner of the unit, easements, to which the unit is subject, for the passage or provision of water, sewerage, drainage, gas, electricity, garbage, artificially heated or cooled air and other services including telephone, radio and television services through or by means of any pipes, wires, cables or ducts for the time being existing within the unit, as appurtenant to the common property and also to every other unit capable of enjoying those easements.

(ii) on the improvements to the common property being substantially completed, the balance of that money and all the interest earned on the total amount held in trust in respect of that purchase agreement may be paid to the developer.

8 Section 16 presently reads:

16 If a building contains premises that are

(a) rented for residential purposes to a tenant who is not a party to a purchase agreement, and

(b) not included in a condominium plan,

the owner of those premises or a person acting on his behalf shall not sell or agree to sell those premises as a residential unit until the condominium plan that includes those premises is registered at a land titles office.

9 Section 17 presently reads:

17 After the registration of a condominium plan, there is implied in respect of each unit shown in it,

(a) in favour of the owner of the unit and as appurtenant to the unit, an easement for the subjacent and lateral support of the unit by the common property and by every other unit capable of affording support,

(b) in favour of the owner of the unit, and as appurtenant to the unit, an easement for the shelter of the unit by the common property and by every other unit capable of affording shelter, and

(c) in favour of the owner of the unit, and as appurtenant to the unit, easements for the passage or provision of water, sewerage, drainage, gas, electricity, garbage, artificially heated or cooled air and other services including telephone, radio and television services through or by means of any pipes, wires, cables or ducts for the time being existing in the parcel to the extent to which those pipes, wires, cables or ducts are capable of being used in connection with the enjoyment of the unit.

10 Section 18(1) presently reads:

18(1) After the registration of a condominium plan, there is implied in respect of each unit shown in it,

(a) as against the owner of the unit, an easement, to which the unit is subject, for the subjacent and lateral support of the common property and of every other unit capable of enjoying support,

(b) as against the owner of the unit, an easement, to which the unit is subject, to provide shelter to the common property and to every other unit capable of enjoying the shelter, and

(c) as against the owner of the unit, easements, to which the unit is subject, for the passage or provision of water, sewerage, drainage, gas, electricity, garbage, artificially heated or cooled air and other services including telephone, radio and television services through or by means of any pipes, wires, cables or ducts for the time being existing within the unit, as appurtenant to the common property and also to every other unit capable of enjoying those easements.

11 Section 29(1) and (2)(b) are amended by adding "or on" after "residing in".

12 Section 38(1) is amended

(a) in clause (a) by adding "where a building is divided into units," before "shall place";

(b) by adding the following after clause (a):

(a.1) where a parcel is divided into bare land units, shall place and maintain insurance on the common property against loss resulting from destruction or damage caused by fire and those other perils specified in the by-laws,

13 Section 44(2), (3) and (5) are amended by adding "or on" after "residing in".

29(1) If an owner, tenant or other person residing in a residential unit contravenes a by-law, the corporation may take proceedings under Part 4 of the Provincial Court Act to recover from the owner or tenant or both a penalty of not more than \$200 in respect of that contravention.

(2) In an action under subsection (1), the corporation must establish to the satisfaction of the provincial judge hearing the matter that

(b) the by-law was contravened by the owner, tenant or other person residing in the residential unit.

12 Section 38(1) presently reads:

38(1) A corporation

(a) shall place and maintain insurance on the units, other than improvements made to the units by the owners, and the common property against loss resulting from destruction or damage caused by fire and those other perils specified in the by-laws,

(b) shall, if required to do so by by-law, place and maintain insurance on the improvements made to the units by the owners against loss resulting from destruction or damage caused by fire and those other perils specified in the by-laws, and

(c) may place and maintain insurance on the units and the common property or either of them against additional perils other than those specified in the Act or the by-laws,

and for that purpose the corporation has an insurable interest in the units and the common property.

13 Section 44(2), (3) and (5) presently read:

(2) If an owner of a residential unit rents his unit it is a condition of that tenancy, notwithstanding anything in the tenancy agreement, that the persons residing in that unit shall not

(a) cause damage to the real or personal property of the corporation or the common property, or

(b) contravene the by-laws.

(3) The corporation may require an owner who rents his residential unit to pay to and maintain with the corporation a deposit that the corporation may use for

(a) the repair or replacement of the real and personal property of the corporation or of the common property, and

(b) the maintenance, repair or replacement of any common property that is subject to a lease granted to the owner of the unit under section 41.

that is damaged, destroyed, lost or removed, as the case may be, by a person residing in the rented unit.

(5) The owner of a residential unit shall give the corporation written notice of the name of the tenant residing in the unit within 20 days from the commencement of the tenancy.

14 Section 45(1) is amended by adding "or on" after "residing in".

15 Section 47(1), (3) and (4) are amended by adding "or on" after "residing in" wherever it occurs.

14 Section 45(1) presently reads:

45(1) The corporation may give a tenant renting a residential unit a notice to give up possession of that unit, if a person residing in that unit

- (a) causes damage, other than normal wear and tear, to the real or personal property of the corporation or to the common property, or*
- (b) contravenes a by-law.*

15 Section 47(1), (3) and (4) presently read:

47(1) If a person residing in a residential unit that is being rented

- (a) has caused or is causing excessive damage to the real or personal property of the corporation or to the common property, or*
- (b) is a danger to or is intimidating persons who are residing in the other residential units located on the parcel,*

the corporation may, notwithstanding that the tenant renting that residential unit has or has not been given a notice to give up possession of that residential unit under section 45 or by the landlord under the tenancy agreement, apply by originating notice to the Court for an order requiring the tenant to give up immediate possession of that residential unit.

(3) The application of the corporation shall be supported by an affidavit

(a) setting forth

- (i) the damage to the real or personal property of the corporation or the common property, and*
- (ii) the nature of the danger to or intimidation of persons residing in the other residential units,*

or either of them, and

(b) stating any other relevant facts.

(4) On hearing the application, the Court may make an order

(a) requiring the tenant to give up possession of the residential unit, if the Court is satisfied that

(i) a person residing in that residential unit has caused or is causing excessive damage to the real or personal property of the corporation or the common property or is a danger to or is intimidating persons residing in the other units, and

(ii) there are reasonable and probable grounds to believe that further damage may be done or that the danger or intimidation will not cease if the tenant is allowed to remain in possession of the rented unit,

and

(b) fixing the day on which the tenant is required to give up possession of the rented unit,

and make any other order that it considers proper in the circumstances.

16 Section 50(1) is amended by adding "that is designated as a unit or part of a unit or that is divided into units" after "building".

17 Section 51 is amended by adding "or parcel" after "building".

18 Section 52(1) and (2) are amended by adding "or parcel" after "building".

19 Section 53(1) is amended by adding "or parcel" after "building".

20 Section 54(1) is amended by adding "or parcel" after "building".

21(1) Appendix 1 is amended by this section.

(2) Section 2 is amended

(a) in clause (a) by adding "in or on" after "enter";

(b) in clause (a)(ii) by adding "or on" after "existing in";

(c) in clause (b)(i) by adding "or parcel" after "building".

(3) Section 37 is amended

(a) in subsection (1)(a) by adding "or on" after "present in";

(b) in subsection (2)(d) by adding "or on" after "noise in";

(c) in subsection (2)(e) by adding "or on" after "animal in";

(d) in subsection (2)(i) by adding "or on" after "within".

(4) The amendments enacted by this section apply only to a corporation that was constituted after the coming into force of this section.

16 Section 50(1) presently reads:

50(1) If a building is damaged but the condominium status is not terminated pursuant to section 51 or 52, an application to settle a scheme may be made to the Court by the corporation, an owner, a registered mortgagee of a unit or a vendor under an agreement for sale of a unit.

17 Section 51 presently reads:

51 The condominium status of a building may be terminated by a unanimous resolution.

18 Section 52(1) and (2) presently read:

52(1) An application to terminate the condominium status of a building may be made to the Court by the corporation, an owner, a registered mortgagee of a unit or a vendor under an agreement for sale of a unit.

(2) On an application under this section, if the Court is satisfied that, having regard to the rights and interests of the owners as a whole, it is just and equitable that the condominium status of the building should be terminated, the Court may make a declaration to that effect.

19 Section 53(1) presently reads:

53(1) On the condominium status of the building being terminated under section 51 or 52, the corporation shall forthwith file with the Registrar a notice of the termination in the prescribed form.

20 Section 54(1) presently reads:

54(1) When the condominium status of a building is being terminated the corporation may be directed, by a unanimous resolution, to transfer the parcel or any part of it.

21 Section 2(a) and (b) and section 37(1)(a) and (2)(d), (e) and (i) of Appendix 1 presently read:

APPENDIX 1

(Section 27)

BY-LAWS OF THE CORPORATION

Duties of the Owner

2 An owner

(a) shall permit the corporation and its agents, at all reasonable times on notice (except in case of emergency when no notice is required), to enter his unit for the purpose of

(i) inspecting the unit,

(ii) maintaining, repairing or replacing pipes, wires, cables and ducts existing in the unit and used or capable of being used in connection with the enjoyment of any other unit or common property,

(iii) maintaining, repairing or replacing common property, or

(iv) ensuring that the by-laws are being observed.

*In accordance with section 4(1) of the Interpretation Act,
this Bill comes into force on the date it receives Royal
Assent.*

(b) shall perform

(i) carry out all work that may be required pursuant to these by-laws or as required by a local authority or other public authority in respect of his unit, other than any work for the benefit of the building generally, and

(ii) pay all rates, taxes, charges and assessments that may be payable in respect of his unit.

Restrictions in Use

37(1) In this section,

(a) "occupant" means a person present in a unit or in or on the real or personal property of the corporation or the common property with the permission of an owner;

(2) An owner shall not

(d) make undue noise in his unit or on or about real property of the corporation or the common property;

(e) keep an animal in his unit or on the real property of the corporation or the common property after a date specified in a notice given to him by the board;

(i) hang or place on the real property of the corporation or the common property or within a unit anything that is, in the opinion of the board, aesthetically displeasing when viewed from outside the units;

BRITISH COLUMBIA'S
BARE LAND STRATA REGULATIONS

B.C. Reg. 75/78

Filed February 17, 1978

ORDER IN COUNCIL 418, APPROVED AND ORDERED FEBRUARY 16, 1978

BARE LAND STRATA REGULATIONS

Interpretation

1. In these regulations,

"access route" means those portions of the common property in a bare land strata plan intended to provide vehicular access to the strata lots in the bare land strata plan;

"code" means

(i) a by-law adopted by a council under section 306 of the *Vancouver Charter* or under section 719 of the *Municipal Act*, or by the Trustees of any improvement district under the *Water Act*,

(ii) regulations made by the Lieutenant-Governor in Council under section 719A of the *Municipal Act*, and

(iii) regulations made under the *Health Act*, *Gas Act*, or the *Electrical Energy Inspection Act*;

"development" means land that has been, or is intended to be, divided into two or more strata lots by the registration of a bare land strata plan in a land registry office;

"highway" includes a street, road, lane, bridge, viaduct, and any other way open to the use of the public, but does not include a private right-of-way on private property;

"improvement district" means an improvement district as defined in the *Water Act*;

"medical health officer" means the medical health officer as defined in the *Health Act*;

"municipality" means a municipality as defined in the *Municipal Act* and includes the City of Vancouver;

- (d) require the owner-developer to provide such plans, designs, specifications, and reports as the approving officer may reasonably require in order to consider the bare land strata plan for approval;
- (e) refuse to approve the bare land strata plan, if he considers that
 - (i) the anticipated development would injuriously affect the established amenities of adjoining or reasonably adjoining properties, or
 - (ii) the deposit of the bare land strata plan is against the public interest, or
 - (iii) the bare land strata plan does not comply with the provisions of these regulations relating to access and the sufficiency of highways required to be dedicated pursuant to these regulations, or
 - (iv) the highways required to be dedicated prior to the approval of the bare land strata plan by the approving officer are not cleared, drained, constructed, and surfaced to his satisfaction, or unless, in such circumstances as he considers proper, security in an amount and in a form acceptable to him is provided by the owner-developer, or
 - (v) it contains land that because of inadequate drainage is not suitable for the intended use or any other prospective use the approving officer considers likely, or
 - (vi) the land is subject or could reasonably be expected to be subject to flooding, erosion, land slip, or avalanche, or
 - (vii) the cost of providing public utilities or other works or services would be excessive, or
 - (viii) the development would adversely affect the natural environment to an unacceptable level.

(2) Subject to subsection (3), where land in respect of which a bare land strata plan is submitted for approval is subject to any of the conditions described in subsection (1) (e) (v), or (vi), the approving officer may approve it if the owner-developer agrees in writing to enter into such covenants registrable under section 24A of the *Land Registry Act* as the approving officer considers advisable.

(3) Notwithstanding subsection (2), where the land intended to be included in a bare land strata plan is subject, or could reasonably be expected to be subject, to flooding, no approving officer shall approve the bare land strata plan without the prior consent of the Deputy Minister of the Environment.

4. Where the land intended to be included in a bare land strata plan is situated in an improvement district, the approving officer shall, within seven days after the bare land strata plan is received by him for approval, notify the Trustees of the improvement district.

Highways

5. (1) Where the approving officer considers that portions of the land intended to be included in a bare land strata plan are or may be necessary

- (a) for the construction of highways within the municipality or regional district in accordance with any existing Provincial or municipal highway network, plans, or policy; or
- (b) to provide necessary and reasonable access by means of a highway to land lying beyond the land intended to be included in the bare land strata plan; or
- (c) to provide suitable lanes in continuation of existing lanes,

(i) on a body of water, the bed of which is owned by the Crown, or

(ii) on the boundary of a strip of land established as the boundary of a water reservoir, and the strip of land and reservoir are owned by the Crown, or

(iii) on a strip of land 20 m or less in width contiguous to a natural boundary as defined in the *Land Act*, access shall be given by highways 20 m wide to the body of water and to the strips at distances not greater than 200 m between centre-lines, or, in unorganized territory where the land intended to be included in the bare land strata plan exceeds 0.5 ha, at distances not greater than 400 m between centrelines:

(b) Where

(i) the land intended to be included in a bare land strata plan borders on a body of water, the bed of which is owned by a person other than the Crown, and

(ii) in the case of a lake or pond, where the surface area of the body of water at mean annual high water is at least 1.5 ha, and the mean depth at mean annual high water is at least 0.6 m, or

(iii) in the case of a river, creek, or watercourse, where the average width of that portion within the bare land strata plan at mean annual high water is at least 6 m and the average depth of that portion at mean annual high water is at least 0.6 m, access shall be given by highways 20 m wide to the body of water at distances not greater than 200 m between centrelines, or in unorganized territory where the land intended to be included in the bare land strata plan exceeds 0.5 ha, at distances not greater than 400 m between centrelines; but paragraph (ii) does not apply to a reservoir or pond where the bed is owned by a public body other than the Crown and used for the purpose of domestic or industrial water supply.

(2) The Minister of Highways and Public Works may, on application supported by an affidavit and, where the approving officer is not an employee of the Ministry of Highways and Public Works, the written recommendation of the approving officer, grant relief from a strict compliance with this section.

(3) The grant of relief under subsection (2) may be evidenced by a certificate endorsed on the bare land strata plan and signed by the Minister of Highways and Public Works, or by an approving officer of the Ministry of Highways and Public Works.

9. (1) Where the land intended to be included in a bare land strata plan adjoins a lake, river, stream, or other body of water, the approving officer may refuse to approve it unless the owner-developer has provided by dedication without compensation a strip of land not exceeding 7 m in width along the bank or shore for the purpose of providing public access, if, in his opinion, it is in the public interest to do so.

(2) Land dedicated under this section shall be measured from

(a) the high-water mark; or

(b) the controlled high-water mark; or

(c) the natural boundary of the lake, river, stream, or other body of water as defined by the *Land Act*,

whichever is applicable.

(3) The amount of land provided for public access under this section shall not exceed 5 per cent of the land in the bare land strata plan.

the land in accordance with the standards set out in the codes, or where the codes do not provide standards, in accordance with standards generally accepted as good engineering practice.

(3) Where the land intended to be included in a bare land strata plan is not required to be connected to a sewage collection and disposal system, the approving officer shall not approve the bare land strata plan unless

(a) he is satisfied that a sewage-disposal system can be constructed on each strata lot in accordance with the standards set out in the codes; or

(b) a sewage-collection system connecting each strata lot to a common or other sewage-disposal facility has been constructed on the land in accordance with the standards set out in the codes, or where the codes do not provide standards, in accordance with standards generally accepted as good engineering practice.

(4) Where

(a) the land or any part of the land intended to be included in a bare land strata plan is not suitable for its intended or any other likely use because of inadequate drainage; and

(b) the owner-developer has agreed to install a drainage system that will, in the opinion of the approving officer, provide adequate drainage, the approving officer shall not approve the bare land strata plan unless the drainage system has been constructed on the land in accordance with standards generally accepted as good engineering practice, and provides adequate drainage.

(5) In such circumstances as the approving officer considers appropriate, he may approve a bare land strata plan where the requirements of subsection (2), (3), or (4) are not met if the owner-developer agrees in writing to enter into such covenants registrable under section 24A of the *Land Registry Act* as the approving officer considers advisable.

(6) For the purpose of this section, the approving officer may rely upon a certificate of a professional engineer as evidence of standards generally accepted as good engineering practice.

14. (1) Where the source of potable water intended to supply the development is on land not intended to be included in the bare land strata plan, the approving officer shall not approve it unless he is satisfied that the owner-developer has obtained all rights-of-way or easements necessary to transport water from the source to the development.

(2) Where the owner-developer intends to supply the development with water from a source regulated under the *Water Act*, the owner-developer shall obtain a licence to divert and use the amount of water required to serve the development prior to the approval of the bare land strata plan by the approving officer.

(3) Where a discharge of sewage from or within a development is within the terms of the *Pollution Control Act*, the owner-developer shall obtain a provisional permit for that discharge prior to the approval of the bare land strata plan by the approving officer.

15. Where

(a) an owner-developer intends or is required to provide the development with a water-distribution system, sewage-disposal system, or drainage system; and

(b) if any of the pipes or lines comprised in the systems are intended to be laid on or under a strata lot

the approving officer shall not approve the bare land strata plan unless the owner-developer agrees, in writing, to register such easements as the approving officer

(b) write on the plan "Inspected under the Strata Titles Act", with the date of the inspection and his signature.

(4) The surveyor may inspect and certify under subsection (3) before the plan is tendered for approval.

(5) In the event of the death or disability of the surveyor, the Surveyor-General may appoint another British Columbia land surveyor to make the inspection.

20. (1) A bare land strata plan shall be tendered for deposit to the registrar within two months after it has been approved by the approving officer, or within such further time as the registrar, on application made to him before the expiration of the two months, may allow for sufficient cause.

(2) Where the bare land strata plan is not tendered to the registrar within the time allowed, the approval of the plan shall be conclusively deemed to be revoked.

21. (1) Where the approving officer approves a bare land strata plan on the condition that a covenant or easement benefiting or burdening the land or any adjacent land be registered in the land registry office, he shall endorse the condition on the bare land strata plan.

(2) No registrar shall deposit a bare land strata plan until he is satisfied that all conditions endorsed on it by the approving officer have been met.

CHAPMAN & COMPANY

Barristers, Solicitors, Notaries

208 PROFESSIONAL BUILDING
4808 ROSS STREET
RED DEER, ALBERTA T4N 1X5

TELEPHONE (403) 346-6803
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THOMAS H. CHAPMAN, B.A., LL.B.
DONALD J. SIMPSON, B.A., LL.B.
T. KENT CHAPMAN, B.A., LL.B.

YOUR FILE.....

OUR FILE.....

September 26, 1983

Red Deer Regional Planning Commission
2830 Bremner Avenue
Red Deer, Alberta
T4R 1M9

Attention: Mr. Allan Williams

Re: Proposed Bill 71

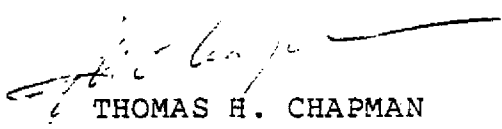
Further to your attendance at our office this will confirm that I have reviewed the Staff Response prepared by the Commission and have the following comments:

1. On page 5 following the quotation of the proposed Section 8, I would suggest that the following be inserted:
"unless there is an amendment to Sub-section A of Section 8(1) it is clear that the local authority would have no say in any proposed condominium plan of bare land. A section similar to Sub-section 2 of 8(1)b, accordingly should be added Section 8(1)a".
2. I would suggest that on page 7 following the first paragraph under the heading Termination of Condominium Status that the following be added to that paragraph.
"If this is the effect, then the result would be the same as a division of land under the Partition Act before the Legislature made it necessary for such partitions to comply with the Planning Act."
3. The proposed legislation does not provide any guidelines of any kind for guidance or regulation of municipal action respecting proposed condominium plans of bare land. I presume that the Government would seek to ensure that there would be some degree of uniformity in how the various local authorities would approach the approval of condominiums of bare land and accordingly it would seem to me that the Government should be encouraged to formulate regulations under the Condominium Property Act which may bear some resemblance to the British Columbia regulations which are attached to the Staff

Red Deer Regional Planning Commission September 26, 1983

Response. It would seem to me that it would be difficult for a municipality under the present Planning Act to be able to regulate the requirements of a proposed condominium plan under a Land Use Bylaw. Certainly with respect to rural municipalities, there will be great concern of the fracturing of the existing farm units into multiple country residence sites through the use of a condominium plan and the problems which will result therefrom in the various Counties and Local Improvements Districts enforcing their respective Land Use Bylaws or regulations.

Yours truly



THOMAS H. CHAPMAN

THC/pim

September 26, 1983

TO: ✓ City Clerk
FROM: City Treasurer
RE: Tenders on Lowboys

You are requested to place the award of tenders for a lowboy on the Council agenda.

Council approval is required because the low bidder who meets the specifications is not recommended. The second low bidder is being recommended for the reasons outlined in the attached report.

The Purchasing Agent and City Treasurer are in agreement with the recommendation. Council authorized \$80,000 in the equipment plan for this purchase.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/cp
Attch.
cc: General Supt. of Public Works
Purchasing Agent

September 23, 1983

TO: City Purchasing Agent

FROM: General Superintendent of Public Works

RE: Tender on Lowboy

In our tender request for the purchase of one new or used lowboy, we received six bids as follows:

<u>FIRM</u>	<u>LOWBOY</u>	<u>JEEP</u>	<u>TOTAL</u>	<u>DELIVERY</u>	<u>QUANTITY</u>
Neil Trailer	\$47,830	\$23,400	(1) \$71,230	30 days	None indicate
Wertank Wilcock	\$70,540	\$35,430	(6) \$105,970	60 days	None indicate
Peerless	\$51,486	\$25,960	(4) \$77,446	10 days	12 months
Bomega	\$47,900	\$24,900	(2) \$72,800	30 days	5 years
Roadmaster	\$53,690	\$26,800	(5) \$80,490	75 days	none indicate
Scona Spring & Trailer	\$46,000	\$27,500	(3) \$73,500	50 days	none indicate

*note - all were bids on new lowboys.

In our analysis of the quotes we find that they all meet the specifications. We also find that some firms bid extras. ie. Some firms quoted no warranty, others quoted up to five years, while others quoted a larger carrying capacity than quoted.

The low bid was submitted by Neils Trailer and Equipment Canada Ltd., Edmonton and meet all specifications. The next low bid submitted by Bomega Manufacturing Ltd, of Red Deer, was \$1,570 higher. There are some features in their bid that should be considered:

- A. They bid on a 55 ton lowboy compared to a 50 ton.
- B. They offered a five(5) year warranty compared to no offer.
- C. They are local which makes the guarantee of five years more attractive as warranty work could be undertaken immediately which might not be the case from an out of the city firm. In some instances warranties by out of town firms are good but we have to get the equipment to their shop or wait until someone drives here or a repairman is available.
- D. Local Firm
- E. They bid on a 60 ton jeep compared to a 50 ton.

Page 2

From the above information I would recommend we award the tender to Sorenga Manufacturing of Red Deer, for the sum of \$72,800.00.

L.M. Gillespie
L.M. Gillespie
Gen. Supt. of P.W.

LMG/lc

Commissioners' comments

Concur with the recommendations of the City Treasurer and General Superintendent of Public Works.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 4

File: UP-757

September 28th, 1983

MEMORANDUM

TO: MEMBERS OF CITY COUNCIL

FROM: R.J. McGHEE, Chairman
Waskasoo Park Policy Committee

Following a recent review of the Waskasoo Park Budget, it became apparent that we are now eligible to apply for a further \$300,000.00 for administration and general planning funds, and we would respectfully request Council's permission to submit a grant application in this amount and that the Policy Committee be authorized to approve expenditures.

R.J. McGHEE

DM:pw

NO. 5

1983 09 29

11.

✓ TO: City Clerk

FROM: City Assessor

RE: Lot 2, Block 5, Plan 7604S
5918 - 57 Avenue

With reference to Iris Hunt's letter, may we advise that the 1983 tax levy was \$2,556.28, to which a penalty of \$355.46 has been accumulated for non receipt of payment.

It is unfortunate that the property had four empty suites since the beginning of the year until August, however, the taxes have no bearing on occupancy and therefore we can recommend no change.

The reference to sanitation has been forwarded to the Engineering Department for a separate report to City Council.

D. J. Wilson, A.M.A.A.

cc City Engineer
att'd.

Dear Sir:

As I have had four empty suites out of six since the beginning of the year to August I am unable to pay my taxes in full at one time. As you were collecting the same fee for sanitation at this time, I wish to appeal to City Council.

As I now have full tenancy, I will pay off my taxes as soon as possible, but feel the penalty is an unfair burden.

"Iris Hunt"

Commissioners' comments

Concur with the recommendations of the City Assessor.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER

NO. 6



P. O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

September 23, 1983

TO: CITY COUNCIL

FROM: RED DEER INDUSTRIAL AIRPORT COMMISSION

Re: Rental Rates for Transport Canada & Restaurant
Red Deer Industrial Airport

At the Red Deer Industrial Airport Commission meeting held September 20, 1983 the following resolution was passed approving the rental rates for Transport Canada and the Flight Restaurant with regard to space occupied in the terminal building.

"That the Red Deer Industrial Airport Commission recommend to Council of the City of Red Deer approval of the following rental rates for Transport Canada and the Restaurant in the new air terminal building:

- 1) Transport Canada - rental to be determined based on operating costs, said rental to be effective retroactive to March 1st, 1983.
- 2) Restaurant - rental to be 11% of gross sales, said rental to be effective retroactive to January 1st, 1983."

Attached herewith is a report from the City Treasurer which further outlines the reasons and basis for the Airport Commission's recommendations. The above is submitted to Council for endorsement.

Respectfully submitted,

DR. J. RADOMSKY
Chairman

/ca

September 26, 1983

TO: ~~City~~ City Clerk
 FROM: City Treasurer
 RE: Airport Building Rental Rates

The Airport Commission has reviewed the rental rates charged the tenants of the Terminal building at the Red Deer Industrial Airport. This review was the result of concerns expressed by the tenants.

The 1983 rental rates approved by Council were:

<u>Tenant</u>	<u>Effective Date</u>	<u>Rate per Sq. Ft.</u>	<u>Sq. Footage</u>	<u>Annual Rental</u>
Restaurant	Jan. 1/83	\$ 7.46	1,250	\$ 9,320.00
Transport Canada	Mar. 1/83	12.65	1,883.7	23,820.00

RESTAURANT

The 1983 rental of \$9,320 was an 11% increase over the 1982 rental of \$8,250. The Airport Commission was concerned that there has not been an increase in revenue at the Airport restaurant to offset the rent increase. As the Airport Commission considered it important to continue the restaurant operation, an alternative method of rental charge was considered based on a percentage of sales.

Gross restaurant sales for 1982 were \$73,642.65. The 1982 rental of \$8,250 was equal to 11% of the sales. It is being recommended to Council that the rental be equal to 11% of gross restaurant sales retroactive to January 1, 1983. This means that if restaurant sales increase the rental increases. If sales fall off the viability of the operation is assisted by lower rentals.

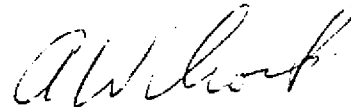
TRANSPORT CANADA

Transport Canada have expressed concern that the rental charge of \$12.65 was higher than that paid at similar airports. They requested a rate of \$7.00 per sq. ft. as being comparable to rates charged at similar airports.

- 2 -

The Airport Commission was aware that Transport Canada does provide a valuable service to the airport. The Commission could not support, however, recovering less than the operating cost of the premises. The operating cost is estimated at \$9.15 per sq. ft. for 1983. The Commission is accordingly recommending to Council that the rental rate be adjusted to reflect operating costs effective March 1, 1983.

The recommended rates will result in a loss of \$5,494 in 1983 rentals for Transport Canada. The loss in rentals from the restaurant will depend on the actual restaurant sales.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/cp

Commissioners' comments

We concur with the recommendations of the Airport Commission.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 7

1983 10 03

TO: City Clerk


FROM: City Assessor

RE: U.D.I.

Land Bank - Rosedale Stage III

With reference to the U.D.I.'s letter dated September 30, 1983, may we submit that we would have no objections to only marketing approximately one-third of the Stage III lots in Rosedale at this time.

Rather than commit ourselves to a one-third portion every six months, we would recommend that the supply of serviced lots (City and private) be done in the spring and a report be submitted to Council at that time, for their consideration.


D. J. Wilson, A.M.A.A.



URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER

1, 5579-47 STREET
RED DEER, ALBERTA T4N 1S1
PHONE 343-0817

September 30, 1983

Mr. W.F. Lees
Land Supervisor
City of Red Deer
City Hall
Red Deer, Alberta

Dear Sir:

RE: Land Banking Policies
City of Red Deer

Thank you for your letter of September 21st last concerning private sector projections in light of the newly adopted policy of the City.

Private development companies have had to respond in various ways to the dramatic turn of events in the market place, resulting from the current economic recession.

Probably the most significant has been the need for paring all costs to the bone, so much so that we cannot reduce these any further without assistance from municipalities, in relation to those costs associated with development agreements.

In the ensuing months, members of our Institute and individual development companies will be pursuing discussions in this regard with members of the City Administration.

Because the emphasis is no longer on production of serviced lots, but must now focus on cost efficiency, we perceive that much smaller subdivisions will be the practice, particularly during the next 12 to 18 months.

To this end Melcor/Cairns are currently planning a 50 lot subdivision in approximately two - 25 lot phases. Engineered Homes is planning a 28 lot subdivision. To the extent warranted by market demand, additional phases will be developed.

LAND BANKING POLICIES

..... 2

In terms of foreseeable numbers of single family lots, an existing 50 private sector lots plus 78 proposed, results in 128 which may be reasonably projected at this time. The Cairns/Melcor phases are proposed in an area already stripped of black dirt, adjacent to a paved collector road and thus only a matter of 2 or 3 months from a first phase.

A check of the City of Red Deer building permits issued for new single family dwellings in recent years points up the significantly reduced absorption rate:

	1979 - 573
	1980 - 706
	1981 - 535
	1982 - 242
	1983 - 218 (to end of August)
Projected for	1984 - 280 (Guestimate)

On the basis that 60% of residential lands required to meet the needs of city growth should be developed by the private sector 130 lots of the 218 of the 1st 8 months in 1983 should have been private sales. Of the projected 280 in 1983, 168 should be produced by the private sector.

From this brief analysis it is clear that major adjustments are required to meet the reality of the current situation.

The reality is that just when housing and financial institutions were ready to enjoy an anticipated increase in demand for real estate, the market lost its momentum and anti-climaxed down to a discouragingly modest level!

Members of our Institute realize Red Deer City's 3rd phase of Rosedale is being completed. Some 150 single family lots, if totally presented for sale immediately, would virtually kill the drastically reduced and very limited market potential.

..... 3

LAND BANKING POLICIES

..... 3

We recognize the need for some flexibility in both adjusting to the economic reality and adopting the new City policy. We propose that the City consider releasing approximately 1/3 of its lots for sale every 6 months during the next 18 months.

A conservative target absorption figure of 400 single family lots over the next 18 months is realistic. Of that amount the private sector should supply 240 while the City should supply 160. In rough numbers that would account for both existing inventories and foreseeable production.

Your request for these projections is appreciated.

Moreover, it demonstrates the desire of the City to fulfill its responsibility of ensuring that a fair market exists in residential land development, to meet the needs of the community. Please advise if you require any additional information.

Yours truly,

R.N. Eberley
Chairman
RNE*tlj

Commissioners' comments

We concur with the attached recommendations of the City Assessor.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 8

September 20, 1983

TO: CITY CLERK
R. STOLLINGS

FROM: CITY ASSESSOR

RE: Residential Land Sales Review
Market Value

It is anticipated that Rosedale Stage 111 will be ready for sale in October or November of this year.

Prior to placing the lots on sale the policies governing conditions of sale and pricing are reviewed and approved by City Council.

The policies governing conditions of sale were approved by the September 12, 1983 meeting of City Council, leaving the pricing policy to be determined.

To obtain an opinion of the private sectors views on the current market value, the Urban Development Institute Red Deer Chapter was invited to submit a report (attached).

Our analysis of the market place indicates an average basic selling price of \$546.00 per front foot which the U.D.I. review substantiates.

The pricing of City developed lots is presently based on a basic rate of \$500.00/front foot approved September 27, 1982 by City Council.

The land sale policy approved by City Council on September 12, 1983 states that the "Pricing for Residential Land should be based on Market Value". The recent market surveys indicate that the sale price should be revised to a basic \$546.00/ front foot, but differences in marketing City developed lots in comparison to the private sector are presented for discussion as to whether they could affect the sale price of lots.

- A. Private sector offers more attractive purchasing terms.
- i.e. 1. Down payment of 15% and construction can commence.
 - 2. Mortgage draws are accepted for payment of land.
 - 3. Less stringent construction time commitments.
 - 4. Price is negotiable.
- B. City developed lots must be paid for in full prior to a building permit being issued. No mortgage draws are accepted for payment of the lot and price is fixed.

As of September 20, 1983 the City inventory consists of 10 single family dwelling lots for sale as compared to the private sectors 46 lots (June 8/83).

Seventy six City developed lots have been sold since January 1/83 and it was noted that sales and inquiries were steady during the period January 1 to May which we feel was primarily due to the Federal Government \$3,000. grant and once that assistance was deleted it has been noted that interest has dropped off (7 single family dwelling lots sold since June 8/83).

Rosedale Stage 111 consists of: (no lots of 40-45' frontage)

- 146 single family dwellings
- 9 semi detached lots
- 6 fourplex lots
- 1 multiple family site

With reference to the Land Banking Policies and the guidelines that 60% of the land should be developed by the private sector, we have contacted U.D.I. for a report on projections for 1984.

We trust that the matter of pricing will be reviewed by the Finance Committee relatively soon so this matter may be brought forward for Councils approval.

D. J. Wilson, A.M.A.A.



URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER

1, 5579-47 STREET
RED DEER, ALBERTA T4N 1S1
PHONE 343-0817

September 19, 1983

The City Assessors
City Hall
Red Deer, Alberta

RE: Sales Review to Determine Market Value
Residential Lot Sales - 1983

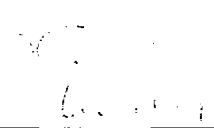
You are invited to review the attached information which identifies the front foot selling prices of individual serviced residential lot sales, made by members of our institute in recent months.

As a matter of interest, the last such survey was provided to you under date of October 18, 1982 and included sales covering the period from July 10th through October 14th, 1982.

This review surveys sales over a longer period for the reason that the market was and is continuing soft and fewer sales have occurred. We have utilized the immediate past 6 months which results in an average selling price "base rate" of \$546.00 per front foot.

We have endeavoured to assess the rate by square foot area but this was not available from all vendors at the time of this writing. Where indicated, that average rate is \$4.81 per square foot.

Yours truly,



R.N. Eberley
Chairman

Sept. 19/83
W.A. Ross

<u>Plan</u>	<u>Vendor</u>	<u>Dates</u>	<u>Rate</u>	23.
812-1661	Melcor Developmts	March 25/83	5.05 sq. ft. - 549 ff	
		May 14/83	5.25 sq. ft. - 560 ff	
		June 20/83	5.07 sq. ft. - 541 ff	
		July 7/83	5.30 sq. ft. - 565 ff	
812-1233	T.M. & C Const. & Development Ltd.	June 9/83	5.14 sq. ft. - 565 ff	
		June 28/83	4.71 sq. ft. - 518 ff	**
		July 12/83	5.09 sq. ft. - 560 ff	
		Aug. 10/83	5.05 sq. ft. - 555 ff	
		Aug. 10/83	5.15 sq. ft. - 567 ff	
		Aug. 18/83	5.14 sq. ft. - 565 ff	
		Aug. 25/83	4.80 sq. ft. - 528 ff	
812-1661	Cairns Homes	April	4.81 sq. ft. - 554 ff	
		May	5.47 sq. ft. - 574 ff	
		May	4.28 sq. ft. - 492 ff	**
		May	4.13 sq. ft. - 572 ff	
		June	5.30 sq. ft. - 542 ff	
		June	** 3.04 sq. ft. - 607 ff	*
		June	** 3.29 sq. ft. - 518 ff	
		June	5.00 sq. ft. - 575 ff	
		June	5.00 sq. ft. - 575 ff	
		June	5.00 sq. ft. - 575 ff	
812-0980	Engineered Homes	April 29/83	- 490 ff	**
		April 29/83	- 512 ff	
		May 2/83	- 527 ff	
		Sept. 2/83	- 482 ff	**

* Premium rate, e.g. location and/or irregular shapes.

** Discounted rate, e.g. location and/or other characteristic.

Commissioners' comments

The City Assessor suggests this matter be reviewed by the Finance Committee. However due to time constraints, we recommend this matter be dealt with by Council at this time, with the price being established as recommended by the City Assessor.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

24.

DIRECTOR: NO. 9
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

September 21st, 1983

TO ALL MUNICIPAL ADMINISTRATORS

Dear Sir or Madam,

RE: Environment Council of Alberta's Public Hearings on "Maintaining and Expanding the Agricultural Land Base in Alberta"

The Red Deer Regional Planning Commission proposes to present a brief to the Environment Council of Alberta at the public hearing to be held in Red Deer on December 1st, 1983. A draft of the brief was recently approved by the Members of the Regional Environment Committee of the Commission on September 19th for circulation to municipalities for comment. It will be presented to the Commission for approval at its regular meeting scheduled for October 11th.

The Commission would like to have the brief endorsed by all municipalities in the region. It would therefore be greatly appreciated if council could carefully review the paper and indicate to the Commission on or before October 11th whether council is supportive of the brief.

If you do have any questions or concerns, please do not hesitate to contact the undersigned.

Thank you.

Respectfully yours,

Allan Williams

Allan Williams
ASSOCIATE PLANNER
Regional Planning and
Research Section

AW/lt

Enclosure

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBUY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GAOSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTERTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLE No. 6 —IMPROVEMENT DISTRICT No. 10

Commissioners' comments

The above mentioned brief was forwarded to members of Council September 26th to allow members adequate time to review same prior to this Council meeting.

We recommend Council endorse the brief as presented.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 10

October 4, 1983.

TO: Council
FROM: City Engineer

Re: Engineering Dept. Progress Report - Aug. 31/83

The above mentioned report is submitted with this agenda as a separate item for consideration of Council.

B.C. Jeffers, P.Eng.
City Engineer

RS/ds

Commissioners' comments

The above is submitted for the information of Council.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

File

CITY OF RED DEER
ENGINEERING DEPARTMENT
PROGRESS REPORT
AUGUST 31, 1983

INTRODUCTION

Detailed reports from the various divisions of the Engineering Department are contained herein, the following comments are meant to provide an overview of these reports.

ROADS

Attached hereto is a detailed summary of the streets and roads program to August 31, 1983 as submitted by the Assistant City Engineer - Roads. The report outlines the major projects and their associated costs and describes where necessary, various events or problems that occurred on same. Also attached is a report from the Traffic Section (see Appendix "A").

WATER AND SEWER

The Assistant City Engineer - Water and Sewer has submitted a summary report of the activities to August 31, 1983 in the utilities field. This report is enclosed for Council's information (see Appendix "B").

The Sewage Treatment Plant is virtually complete and in full operation. As Council is aware, the official opening of the Plants was held on October 4, 1983.

PARKS DIVISION

A summary of the activities of the Parks Division, prepared by the Parks Superintendent is enclosed for Council (see Appendix "C").

CONCLUSION

As is evidenced by the report, this year has a somewhat lower level of activity than in previous years. This has enabled us to operate with both a reduced permanent and temporary staff complement.

We would be pleased to answer any questions Council may have.

B. C. Jeffers, P. Eng.
City Engineer

BCJ/emg
attach

September 16th, 1983

TO: City Engineer

FROM: Assistant City Engineer - Roads

RE: SECOND PROGRESS REPORT - AUGUST 1983

Enclosed for Council's information is our second progress report. As this report occurs during mid construction season, most projects are not complete nor are final costs available. The cost to date reflects the amount spent to the end of August. My comments are brief and limited to the more significant projects. Footnotes are included on the pages of the attached table where applicable.

A. CONSTRUCTION

Rosedale

- Stage III should be complete near the end of September by Border Paving Ltd., which includes paved roads, sidewalks and gravelled lanes.

B. DESIGN

Gaetz Avenue Corridor Study

- With vacations and Alberta Transportation's move to a new building in Edmonton, it has been difficult to schedule a meeting to discuss the items presented by the citizens on June 20th, 1983. A meeting is scheduled for September 7th, 1983, after which a further report will be brought to Council.

C. MAINTENANCE WORK

Taylor Bridge

- Cana Engineering has completed their work of flexible grout injection into the longitudinal deck cracks and surface finish repairs to the pedestrian barrier. This contract should be within the estimated amount of \$56,000.00.
- Genstar Structures Ltd. has finally agreed to repair the defective bearings on the bridge remaining from the original 1979 construction. This work is to cost \$12,000 and be done at Genstar's expense, providing the City does not bill them for any extra engineering fees. We have agreed and will absorb the City portion of the estimated \$8,000 engineering fee in this year's bridge maintenance account.

(Continued.....)

Crown Paving

- All pavement overlays are complete. Council should note that \$53,000 designated in this year's budget for the 55 Street overlay was transferred to frost boil repair upon approval of the City Treasurer. It has been determined that the sanitary sewer within this portion of roadway is in poor condition and should be replaced prior to overlay. This will probably be discussed further with Council at the 1984 budget review.

Frost Boil Repair

- As per a recent report to Council, \$200,000 has been transferred from Snow & Ice Control to this account. Basically, we have determined that the pavement failures are due to increased axle loadings and a rising water table. Drainage pipe was installed to lower the water table and a 50 - 75 mm overlay placed to offset the increased loadings. This work has been confirmed by a \$6,000 study completed by Hardy Associates Ltd. Some projects completed or to be completed with these funds are:-

1) West Park	pit run	Wilson Crescent 57 Avenue
2) South Hill	pit run	47 Avenue
3) Bower	Pit run	Barrett Drive
4) Oriole Park	pit run	Overdown Drive
5) Northlands	pit run drainage pipe overlays	49 Avenue 77 Street Hill 49 Avenue Crescent
6) Anders	pit run drainage pipe overlays	Anquetel Close Addinell Avenue Ayers Avenue Allan Street
7) East of Anders	temporary pit run strengthening	30 Avenue South of 32 Street

Miscellaneous Work

Patching	75%	No overexpenditure anticipated.
Sidewalk	30%	No overexpenditure anticipated, but all funds will be used.
Wheelchair X-ing	100%	Overspent slightly, due to asphalt work. Extra will be covered by sidewalk repair account.
Crackfill	100%	Under by \$10,000.

(Continued.....)

- Lane Grading 50% - one complete regrading outstanding prior to freeze-up.
- Due to weather hot/dry, lesser blade maintenance required.
- May be slight under-expenditure in account.
- Bridge Maintenance 35% Late fall repairs, channel cleaning, etc. remaining.
- less accident damage than anticipated.
- may be slight under-expenditure.
- Sweeping - 55% - Major downtown cleanup in progress the week of September 6th, spot sweeping on main thoroughfare through October 15th using the balance of funds in this account.
- Oiling - 45% - Some patch work outstanding.
- Account will likely be completely spent.
- Miscellaneous Road Repairs - 43% - Currently contains a surplus but is usually utilized by year end.
- 64 Avenue swale built from this account.
- Drainage Maintenance - 34% - checking and cleaning driveway culverts remaining for fall.
- also culvert markers to be installed by fall.
- Bridge Brand drainage improvement charged to this account.

In addition to the above, comments provided by Mr. Chi Lee, Traffic Engineer, are attached hereto.

K.G. Haslop, P. Eng.
Assistant City Engineer -
Roads

KGH/jrt

Attach.

SECTION B - NEW PROJECTS - PUBLIC WORKS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST ESTIMATE	% COMPLETE	COSTS TO DATE OR FINAL COSTS
1. Parking Lot	51 Ave. & 47 St.	minimal upgrading	City	Budget	0	\$ 3,000	50	\$ 0
2. Gaetz Avenue	North of 32 Street	lengthen left turn bay	City	Budget	0	\$ 4,500	0	\$ 0
3. Taylor Drive	Kerry Wood Drive	island modification	City	Budget	100	\$ 1,500	100	\$ 1,100
4. Slope Failure	South side of 67 St. at C.P.R. overpass	temporary slope repairs	City	Budget	0	\$ 10,000	0	\$ 1,600
Sub Total						\$ 19,000		\$ 2,700

* NOTE:-

Project #2 - held pending outcome of Corridor Study.

Project #4 - further soils investigation completed this year. Continuing to monitor ground water levels design proceeding to estimate costs for next year's budget. Any surplus funds will be used if slippage extends onto the road surface this year.

ROADS DIVISION - ENGINEERING DEPARTMENT

SECTION A - PROJECTS CARRIED FROM 1982

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST ESTIMATE	% COMPLETE	COSTS TO DATE OR FINAL COSTS
1. Rosedale Stage II		Gravel Lane	Border	Subd.	100	\$ 700,000	90	\$ 550,000
2. Edgar Close		Gravel Roads	Border	Subd.	100	280,000	100	282,000
3. Gaetz Avenue Corridor Study		Reasibility Study	GCG	Budget	90	150,000	95	122,000
Sub Total						\$1,130,000		\$ 954,000

* NOTE:-

- Project #1 - final lane gravelling will be done this fall in conjunction with Stage III lanes. Otherwise this stage is completed.
- Project #3 - final report received and presented to Council.
 - continuing discussions with Alberta Transportation regarding alterations.
 - results of discussions will be the subject of a future report to Council.
- Project #2 - the Border Paving contract as awarded by Council was \$252,000
 - the eng. agreement for U.M.A. was \$ 28,000
 - therefore the revised project estimated total \$280,000

SECTION C - NEW LOCAL IMPROVEMENT PROJECTS - PUBLIC WORKS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST ESTIMATE	% COMPLETE	COSTS TO DATE OR FINAL COSTS
North of Ross St.	40 Avenue to 41 Avenue	Sidewalk Replacement	City	7 Year	100	\$ 28,000	10	\$ 1,000
Sub Total						\$ 28,000		\$ 1,000

* NOTE:-

Projects #1 to #3 - cancelled due to recent change in policy regarding initiation of local improvements
and #5 to #7 (see Council resolution dated July 4th, 1983.)
(of 1st report)

Project #4 - proceeding chargeable to surplus debenture funds (see Council resolution dated August 2nd, 1983.)
(of 1st report)

SECTION D - NEW CONTRACT PROJECTS - PROJECTS / INSPECTION SECTION

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST ESTIMATE	% COMPLETE	CONSTRUCTION FINAL COSTS
1. Rosedale Stage III		Roads & Lanes	Contract	Subd.	100	\$1,100,000	40%	\$ 930,000
						\$1,100,000		\$ 930,000

* NOTE:-

Project #2 - roads carried over to 1984 as time will not permit road construction this fall after underground (of 1st report) utility installation.

Project #1 - the Border Paving contract awarded by Council was \$ 900,000
 - materials testing costs is \$ 10,000
 - engineering costs \$ 90,000
 - other costs \$ 10,000

SECTION E - DESIGN PROJECTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST ESTIMATE	% COMPLETE	FINAL COSTS
1. 45 Street Overpass		new ramps (functional)	Consultant	7 Year	10	\$ 26,800	N/A	\$ 0
2. 32 Street / CPR		new bridge (detailed)	Consultant	7 Year	0	\$ 226,900	N/A	\$ 0
3. 67 Street Bridge & Roads, including Riverside Drive		Red Deer River (functional)	Consultant	7 Year	10%	\$ 86,500	N/A	\$ 0.
4. 64 Avenue		Land acquisition	Land & Tax	7 Year	0	\$ 500,000	N/A	\$ 0
5. 30 Avenue	32 Street to South City Limits	design	City	7 Year	20	\$ 134,000	N/A	\$ 3,500
Sub Total						\$ 974,200		\$ 3,500

* NOTE:-

- Project #1 - design assigned to U.M.A. and reduced in scope to functional design only.
- agreements have been signed and anticipated completion is year end.
- estimated cost revised as per agreement.
- Project #2 - placed on "hold" by Alberta Transportation pending a decision on rail relocation.
- Project #3 - design assigned to Delcan and reduced in scope to functional design only.
- agreements have been signed with anticipated completion by year end.
- estimated cost revised as per agreement.
- Project #4 - placed on hold by Alberta Transportation pending a decision on rail relocation.

SECTION F - BUDGET MAINTENANCE ACCOUNTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN &	COST ESTIMATE	% COMPLETE	FINAL COSTS
Asphalt Patching			City	Budget		\$ 100,930	90	\$ 51,000
Crackfilling			City	Budget		\$ 90,130	100	\$ 77,000
Lane Grading			City	Budget		\$ 70,000	60	\$ 26,000
Sidewalk Repairs			City	Budget		\$ 129,470	30	\$ 38,000
Wheelchair Crossings			City	Budget		\$ 10,000	100	\$ 11,000
Frost Boil Repairs			City	Budget		\$ 385,210	70	\$ 200,000
Bridge Maintenance			City	Budget		\$ 39,480	30	\$ 14,000
Snow & Ice Control	- Miscellaneous	\$ 59,990	City	Budget		\$ 650,000	50	\$ 177,000
	- Sanding	233,730						
	- Plowing	148,310						
	- Removal	327,150						
	- Sidewalk	50,340						
	- Stand By	30,480						
Sweeping	- Spring Cleanup	\$ 180,000	City	Budget		\$ 280,000	80	\$ 227,000
	- Normal	100,000	City	Budget				
Flushing			City	Budget		\$ 30,800	60	\$ 14,000
Oiling	(a) Budget Items		Contractor	Budget		\$ 117,460	80	\$ 41,000
	(b) North of 76 St. to National Supply		Contractor	Subd.		\$ 63,000	100	\$ 38,000
Miscellaneous Road Repairs			City	Budget		\$ 208,760	35	\$ 74,000
Street Painting			City	Budget		\$ 49,100	90	\$ 48,000
Sign Maintenance			City	Budget		\$ 111,660	70	\$ 58,000

(Continued.....)

SECTION F - BUDGET MAINTENANCE ACCOUNTS (Continued)

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST ESTIMATE	% COMPLETE	FINAL COSTS
Surface Drainage Maintenance			City	Budget		\$ 69,060	50	\$ 20,200
Thawing Catch Basins			City	Budget		\$ 32,760	70	\$ 20,000
Crown Paving - Lane Behind Eastview I.G.A.			Contractor	Budget		\$ 52,300	100	\$ 22,100
- Waskasoo Crescent				Budget				
- * 55 Street - 47 Ave. to 42 Ave.				Budget				
- Bremner Avenue				Subd.		\$ 86,000	100	\$ 5,500
- Maxwell Avenue				Subd.				
				Sub Total		\$ 2,576,120		\$ 1,161,800

* \$53,000 transferred to frost boils.

C O S T S U M M A

SECTION A - Carry Over

B - New Projects - Public Works

C - Local Improvements - Public Works

D - Contracts - Project/Inspection Group

E - Design Projects

F - Maintenance Budget

GRAND TOTAL

R Y

<u>ESTIMATED COST</u>	<u>AMOUNT SPENT</u>	<u>AMOUNT REMAINING</u>
\$ 1,100,000	\$ 954,000	\$ 146,000
19,000	2,700	16,300
28,000	1,000	27,000
1,100,000	930,000	170,000
974,200	3,500	970,700
2,576,120	1,161,800	1,414,320
<hr/>	<hr/>	<hr/>
\$ 5,797,320	\$ 3,053,000	\$ 2,744,320

TO: Assistant City Engineer - Roads
FROM: Traffic Engineer
RE: SECOND PROGRESS REPORT - SEPTEMBER 1983

During the period of May to August, 1983, tenders were called for the manufacturing of the Red Deer Parking Token. The tokens are anticipated to be available for distribution by downtown merchants around November.

Abundant parking is still available in the downtown area. The peak period parking condition investigation scheduled for October will provide more up-to-date information. The 51 Avenue - 47 Street parking lot purchased and developed by the City is anticipated to add another ± 80 parking stalls to the downtown area.

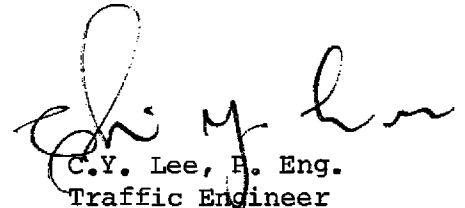
Approximately half of the urban guide and information signs and street name signs funded by the Provincial Government under the Urban Signing Program were installed, with the remainder anticipated to be completed by the end of this year. Recreation and tourist attraction signs funded under the same program are being designed under the coordination of the Recreation Department.

The City Signal Study was completed. Implementation of area-wide signal coordination recommended in the study is dependent on funding available under the Corridor Program.

Attached hereto is a list of the Traffic Section projects and their status as of September, 1983. For easy reference, the projects are categorized as follows:-

- (A) Signals
- (B) Signing
- (C) Parking
- (D) Traffic & Transportation Planning
- (E) Pavement Marking
- (F) Public Information.

Submitted for your information.


C.Y. Lee, P. Eng.
Traffic Engineer

CYL/jrt

Attach.

A. PROGRAM - SIGNALS

Program Status

- 1) The City Traffic Signal Study was completed. New signal timings, recommended by the Study, were implemented. The implementation of an area-wide signal coordination system would be dependent on the Provincial Government's approval of the Major Continuous Corridor Program. Signal function maintenance work will be implemented as staff resources are developed. Recommendations for hardware maintenance program were provided for the E. L. & P. Department's reference.
- 2) Signal Volume/Capacity State of the System & System Development Plan 1982-1989 Map was completed.
- 3) Signal Project Status Chart was prepared. Signal Project Control procedures and forms were developed.
- 4) Signal project status for various intersections are summarized in the attached table.

INTERSECTIONS

SIGNAL PROJECT STATUS

	Warrant Data Collection	Warrant Analysis	Location Design	Display & Config. Design	Detector Design	As Const. Field Inspection	Timing Design Period Analysis	Traffic Pattern Data Collection	Timing Design	Timing Implement- ation	Operation Inspection
28 St. & Bremner Ave.	Completed	-	-	-	-	-	-	-	-	-	-
32 St. & 54 Ave.	Completed	Completed	Completed	Completed	Completed	-	Completed	Completed	Completed	Completed	-
32 St. & 54 Ave. (Actuated)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Completed	-	-
36 St. & Gaetz Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-
43 St. & 54 Ave.	Completed	-	-	-	-	-	-	-	-	-	-
43 St. & 55 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Reviewed	N/A	N/A
49 St. & 47 Ave.	Completed	Completed	Completed	Completed	Completed	-	Completed	Completed	Completed	-	-
50 St. & 48 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-
50 St. & 49 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	-	-
51 St. & 49 Ave.	Completed	-	-	-	-	-	-	-	-	-	-
60 St. & 54 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Reviewed	N/A	N/A
63 St. & Gaetz Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-
67 St. & 59 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-
67 St. & 64 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-
67 St. & 65 Ave.	Completed	-	-	-	-	-	-	-	-	-	-
71 St. & 50 Ave.	Completed	--	-	-	-	-	-	-	-	-	-
77 St. & 50 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-
Delburne Rd. & Westerner Access	Completed	-	-	-	-	-	-	-	-	-	-
Holt St. & 59 Ave.	Completed	Completed	Completed	Completed	Completed	-	Completed	Completed	Completed	-	-
Horn St. & 64 Ave.	Completed	Completed	Completed	Completed	Completed	-	Completed	Completed	Completed	Completed	-
Horn St. & 64 Ave. (Actuated)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Completed	-	-
Taylor Drive & 54 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-

B. PROGRAM - SIGNINGProgram Status

- 1) Urban Signing Program - Approximately half of the urban guide and information signs and street name signs were installed. The remainder will be installed by the end of this year. The Recreation Department presently is coordinating the design of the proposed parks, recreation and tourist attraction signs.
- 2) Signing for the Highway 2 - 32 Street Interchange and Highway 2 from the Highway 2A to the Highway 11 Intersection were reviewed.
- 3) Critical speed was analysed and advisory speed signs were installed at the 65 Avenue - 70 A Street intersection.
- 4) Forty-one regulatory sign changes were effected by Commissioners' Orders during the May to August period for a total of 130 changes to date this year. A breakdown of the types of regulatory sign changes are as follows:-

	1982	1983	1983
<u>Sign/Order</u>	<u>May-Aug.</u>	<u>May-Aug.</u>	<u>Year To Date</u>
No Parking	11	14	17
Stop Signs	5	13	14
Yield Signs	3	1	5
Speed Limit Signs	0	0	0
Directional Signs	1	4	7
School Signs	0	0	36
Playground Signs	1	0	33
Pedestrian Crosswalks	2	0	0
Loading Zones	1	8	17
One Way Signs	2	1	1
Total	26	41	130

- 5) Roadway signing design was completed for four alternative roadway arrangements of the 64 Avenue - Sylvan Lake Trail intersection.
- 6) New route sign design was completed for the Westerner Exposition.

Program Status

- 1) Parking Token Program: Tenders were called for the proposed Red Deer Parking Token and Lombardo Mint was subsequently commissioned to manufacture the tokens. The tokens are anticipated to be delivered early November.
- 2) Three alternative designs of the 51 Avenue - 47 Street parking lot were reviewed.
- 3) The parking structure proposal for the Downtown Firestone Site was reviewed.
- 4) Design/analysis/recommendations were provided for 15 parking requests/complaints through the Civic Parking Commission.
- 5) This year to date, 28 new parking meters were installed and 14 parking meters were removed.
- 6) Year 1983 downtown peak period parking conditions investigation is scheduled for October.

Program Status

- 1) The Average Summer Daily Traffic (ASDT) survey program was 80% completed. Data analysis was approximately 60% completed. Among the 1983 major projects that used the City ASDT data are the City Growth Study, Major Continuous Corridor Study, Traffic Signal Study, 45 Street Overpass Functional Design Study, and the 67 Street Bridge Functional Design Study. In 1983, the data was also supplied to advertisement agents, real estate firms, individual businesses, city shopping mall administration and the City Economic Development Department, at their request.
- 2) Traffic turning movement analysis was conducted for four inter-sections.
- 3) Traffic Data Status Map is being prepared for planning and scheduling of future transportation data requirements. Traffic Survey Projects Status Chart is being prepared for project control.
- 4) Transit Department proposal for the use of the Firestone Site as a transit terminal was analyzed.
- 5) Proposed bus shelter advertising locations were reviewed.
- 6) The Alberta Transportation 32 Street - Highway 2 Interchange Detour Plans were reviewed.
- 7) Visibility and safety improvements of the 49A Avenue - 55 Street Intersection were analyzed.
- 8) The City of Red Deer Transportation System Bylaw was passed by Council and approved by the Provincial Government.
- 9) Twelve applications of parades and/or races on City streets were reviewed this year to date.

Program Status

- 1) Proposed Pavement marking design to delineate various parking and lane arrangements was completed for Ross Street between 51 Avenue and 48 Avenue.
- 2) The 1983 painting program was completed as per drawing issued.
- 3) Warranty work relating to the 1980 and 1981 Thermoplastic Road Marking Contract is still being negotiated with M.L.E. Industries.
- 4) Pavement marking designs were completed for:-
 - a) the 59 Avenue - 67 Street intersection to provide exclusive bays for north/southbound left turning traffic.
 - b) the 63 Street - Gaetz Avenue intersection to improve safety and minimize conflict for stopping buses and southbound through traffic.

Program Status

- 1) Sixteen complaints/requests were reviewed by the Traffic Advisory Committee in May - August 1983. A breakdown of the nature of complaints/requests are listed as follows:-

<u>Complaint/Request</u>	<u>1982 May-Aug.</u>	<u>1983 May-Aug.</u>	<u>1983 Year To Date</u>
1) Parking Removal	10	7	11
2) Parking Meters	-	-	-
3) Replace Parking	-	-	-
4) Stop Signs	5	2	6
5) Yield Signs	3	-	1
6) Speed Limit Signs	1	-	-
7) Traffic Directional Signs	7	1	1
8) School Zone Signs	-	-	-
9) Playground Zone Signs	1	-	-
10) Traffic Control Signal Lights	-	3	3
11) Traffic Signal Phasing	-	-	-
12) Pedestrian Traffic Control Lights	-	-	2
13) Pedestrian Crosswalks	3	-	1
14) Roadway Visibility	1	-	2
15) Loading & Unloading Zones	-	-	3
16) Enforcement Problems	1	3	5
17) Snow Routes	-	-	-
18) Truck Routes	-	-	1
19) Lane Closures	-	-	-
20) Bus Zones	-	-	-
21) One Way	-	-	-
22) Change Radii	-	-	-
23) Miscellaneous	2	-	1
Total Number of Complaints/Requests	34	16	37

- 2) Public announcements/advertisements were prepared for the following projects to inform motorists of upcoming changes in parking and traffic matters:-

- Soap Box Derby	Newspaper
- Freedom of City Parade	Newspaper

September 16th, 1983

TO: City Engineer

FROM: Assistant City Engineer -
Sewer & Water

RE: ENGINEERING DEPARTMENT PROGRESS REPORT

A. WATER SUPPLY

On July 9th, 1979, Council approved the commissioning of a consultant to commence preliminary investigations on the water treatment plant expansion. In April, 1982, the 9,100 m³ (2.0 M.I.G.) Glendale Reservoir came on stream and on July 26th, 1983, the City of Red Deer officially took over the new 73,000 m³/D (16 M.I.G.D.) Water Treatment Plant.

The "Doctor Waterdrop" campaign proved to be very successful in reducing our peak demands. It is interesting that other cities have refused to adopt similar campaigns believing that people will in fact use more water with restrictions in place. We are convinced that although the citizens' average use of water increased, the program goal of reducing peak flow was achieved. This is proven out by the fact that the old plant was able to maintain system pressures with maximum demands in the 29,500 m³/D (6.5 M.I.G.D.) range. Shortly after the restrictions were lifted the peak demand soared to a high of 60,500 m³/D (13.3 M.I.G.D. !) Although numerous complaints were received and several warnings issued, no fines were issued. Along with the complaints, several compliments were received with respect to our ability to maintain system pressure.

The original estimated combined cost of the two projects was \$23,770,000. It is now apparent that the final costs should be approximately \$22,200,000. Of this amount the City is hoping to recover approximately \$141,000 through the courts for additional expenses incurred as a result of the reservoir slab failure.

The new facilities should satisfy the city's needs for water until the city reaches a population of 100,000. It should be noted that this projection can vary if a substantial number of large water consuming industries locate in Red Deer. Examples of major water users are the Red Deer Regional Hospital and Alberta Public Works at approximately 180,000 I.G.P.D., Rocky Mountain Breweries at 140,000 I.G.P.D., Canada Packers and Central Alberta Dairy Pool and Fletchers' Fine Foods, at 110,000 I.G.P.D. Memco, prior to going into receivership, had requested consideration for consumption up to 300,000 I.G.P.D.

Eventually a new reservoir may be required in south-east Red Deer depending on the city's future growth.

(Continued.....)

Council's approval and cooperation as well as all the other city departments is gratefully acknowledged. Mr. Bayne and his staff at the Water Treatment Plant have done an excellent job during the past four years. Thanks to all.

B. CONSTRUCTION AND DESIGN

1. Rosedale

As mentioned in previous reports, construction is now complete in all four phases of Rosedale with the exception that service connections have not been installed in Phase IV. This work will be delayed until such time as lot sales dictate that Phase IV be completed. Border Paving is currently approximately 60% complete with road and sidewalk construction in Phase III.

2. Deer Park

Preliminary design of this subdivision by the Projects Section is currently underway. In addition, the Engineering Department is negotiating with Nu-West and Engineered Homes for a right-of-way to bring the storm sewer through their respective properties. As the storm sewer will eventually serve their land as well as city owned land, there will be no charge associated with the right-of-way. This matter will be the subject of a separate report to Council in the near future.

C. DEVELOPMENT AGREEMENTS

No new development agreements have been prepared since the last report. It appears that both Nu-West and Engineered Homes are considering proceeding with servicing small areas in Eastview Estates and Deer Park. The development proposed east of the Anders Subdivision has been delayed indefinitely due to Springer's recent receivership.

D. GENERAL

Currently the Sewer & Water Section of Public Works is operating with a total of 25 permanent staff and one temporary staff. This corresponds to approximately 32 permanent staff and 15 temporary staff last year. This arrangement has created occasional problems during vacation periods and sickness, however, the reduced construction workload has eased this problem.

An analysis of various project costs is appended hereto.

R.K. Parker, P. Eng.
Assistant City Engineer -
Sewer & Water

RKP/jrt

Attach.

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	% Construction Complete	Costs (Final*)	Remarks
Water Treatment Plant	Plant	Deb.		AESL	100	\$22.0 M	PCL	99%	\$ 20,100,000	
Sewage Treatment Plant	Plant	Deb.		RC&P	100	\$18.3 M	Piggot	99%	\$ 17,400,000	
Sludge Lagoons	Lagoons	Deb.		RC&P	100	\$1,736,370	Northside	87%	\$ 1,511,900	
Riverside Watermain Design & Connection Northlands	Waterline	Deb.		City	100	\$ 210,000	City	95%	\$ 147,500	
Rosedale	Utilities Phase IV	Subd.		City	100	\$ 541,800	City	100%	\$ 492,630	
Edgar	Utilities	Subd.		UML	100	\$ 999,680	City	100%	\$ 913,730	
64 Avenue	Water Line	Subd.		UML	100	\$ 400,000	City	100%	\$ 412,500	
Great Chief Park	Servicing	Third Party		RC&P	100	\$ 110,000	City	98%	\$ 86,300	

September 16th, 1983

TO: City Engineer

FROM: Parks Superintendent

RE: 1983 PARKS CONSTRUCTION PROJECTS

Following is a list of the construction projects which are being undertaken by the Parks Division in 1983. Minor works and areas which must be repaired as the result of utility construction damage are not noted.

Major work falls into three general categories:-

- A. Projects carried over from 1982 - charged to prepaid or debentured works
- B. Projects planned under our Parks operating budget
- C. New projects - prepaid or debentured.

The work will be accomplished by two parks construction crews, extensive use of public works equipment when available, plus hired equipment and operators. Contractors will be used for the special jobs, and to undertake certain sod laying and tree planting.

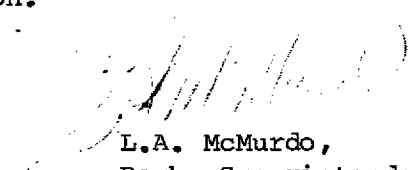
Much parks work which is not listed involves repair to turf or trees after necessary utility or sidewalk construction or repair of grader damage to turf as the result of snow removal operations. A large tree and shrub/hedge planting program is undertaken each spring and fall. The materials for this beautification is normally drawn from the City's own tree nursery, where some 8,000 plants are kept in stock and grown from seedlings to planting out size.

The parks field crews have experienced a very busy year in construction, and we have completed a lot of outstanding work which has more or less brought our construction program up to date since summer weather was good.

I have personally been very heavily involved in the planning and construction stages of the Waskasoo Urban Park which is being developed under the Provincial grant. The planning will be ongoing and in addition we are into the early construction of certain phases this year. While this does not affect our work crews at this point, it does take a lot of my time. It is a very exciting project. Later, when this large park comes on stream, there will be additional maintenance and operational responsibilities which must be assumed. While it is not yet certain how this will be managed, it will certainly result in additional responsibilities for the Parks Division.

Submitted for your information.

LAMc/jrt
Attach.


L.A. McMurdo,
Parks Superintendent

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	% Construction Complete	Costs (Final*)	Remarks
A. CARRIED OVER FROM 1982										
32 Street, 57 to 60 Avenue	Landscaping Blvds. 7 Yr. Plan Rural Section		2	City	100	\$ 7,270	City Forces	0%		Pending 32 St./ Hwy. 2 Grade Sep. (1983)
Utility Lot East Gaetz Avenue - 74 to 76 Street	Stage 1 - Landscaping	Prepaid	1	City	100	\$ 6,330	City Forces	100%	\$ 4,800	Delayed by Utility Construction
McRee/Swell Subdivision	Seeding of 52 Ave. Berm	Prepaid	2	City	100	\$ 21,000	City & Hired Equipment	100%	\$ 14,200	Developers com- pletion date extended
77 Street & 58 Avenue	Stage 1	Government Shared & Prepaid	4	City	100	\$ 64,860	City & Hired Equipment	75%	\$ 25,440	
						\$ 99,460				

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	Construction Complete	Costs (Final*)	Remarks	2.
<u>B. PAID FROM PARKS OPERATING BUDGET</u>											
55 Street - 47 to 49 Avenue	Rebuild & Sod Blvd.	Operating Budget	1	City	100	\$ 3,600	City	100%	\$ 3,400		
67 Street & C.P.R. Overpass	Rebuild failed slopes & lands.	Operating budget	1	City	0	\$ 2,150	City	0%		Other Dept.	
54 Avenue - South of West Parks Overpass	Excavate old right-of-way - landscape	Operating Budget	1/2	City	100	\$ 2,400	City	80%	\$ 1,800		
Oleander Drive & Onslow Square	Excavate Clay in Hedge area	Operating Budget	1/2	City	100	\$ 1,400	City	0		Fall	
40 Avenue & 36 Street	Excavate Clay in Hedge Area.	Operating Budget	1/2	City	100	\$ 2,100	City	0		Fall	
						\$ 11,650					

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	Construction Complete	Costs (Final*)	Remarks
C. 1983 PROJECTS - CHARGED TO OTHERS										
Riverview Avenue	Repair U/G Cable installation	A.G.T.	1/2	City	100	\$ 1,200	City	100%	included in total costs	
Utility Right-of-Way- Adjacent to N. Gaetz	Light Topsoil Seeding	1982 Roads	1	City	100	\$ 1,800	City & Rented Equipment	100%	\$ 1,860	
Gaetz Avenue - 76 to 77 Street	Boulevard construction	1982 Roads	1	City	100	\$ 9,460	City & Rented Equipment	100%	\$ 7,400	
Bridge Widening 49 Avenue & Gaetz	Repairs	Government sharing	2	City	100	\$ 23,000	City & Rented Equipment	100%	\$ 36,818	
Parcel 4 (M.R.) Oriole Park	Level & 2 Landscaping	Prepaid Oriole Park	2	City	0	\$ 37,000	City & Rented Equipment	0		Hold off, pending sale of lots
Easements, blvds., perimeter, reserves Morrisroe Extension	Level 1 & 2 Landscaping	Prepaid Subdivision	8	City	100	\$141,000	City & Rented Equipment	80%	\$ 78,974	School site done by others
62 Street - 47 A to 48 Avenue	Boulevard Construction	1982 Roads	1	City	100	\$ 2,200	City & Rented Equipment	100%	Included in road costs	
East Blvd. - 30 Ave. - 39 St. to Ross Street	Level 1 - Landscaping	Deerpark Prepaid	1	City	100	\$ 5,000	City & Rented Equipment	0		
Glendale Reservoir	Landscape - Level 1 & 2	Government Sharing	2	City	100	\$ 10,000	City	90	Included in total costs	
Edgar Industrial Park	Level 1 - Landscaping	Prepaid Subdivision	3	City	0	Unknown	City & Rented Equipment	0		Hold off pending land sales
#3 Firehall	Level 1 & 2 Landscape	Debenture Bylaw	3	City	100	\$ 10,000	City & Rented Equipment	100	\$ 12,500	Some extra work, some sodding
54 Avenue Truck Route	Level 2 Landscape	Debenture Bylaw	3	City	100	\$ 5,600	City & Rented Equipment	90%	Included in total costs	

(Continued.....)

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	% Construction Complete	Costs (Final*)	Remarks	4.
C. 1983 PROJECTS - CHARGED TO OTHERS (Continued.....)											
67 Street Sidewalk - 59 Avenue to Pamelly	Landscape - Level 1	Prepaid Subdivision	1/2	City	100	\$ 3,500	City	100%	Included in total costs		
32 Street & Gaetz Ave.	Landscape - Level 1	Government Shared	1/2	City	100	\$ 4,280	City & Rented Equipment	100%	\$ 4,100		
Rosedale Subdivision - Stage 1 and 2 Only	Landscape Level 1 & 2	Prepaid Subdivision	8	City	0	\$161,000	City & Rented Equipment	60%	\$ 21,922		
32 Street & Spruce Drive	Landscape - Level 1	Debenture Bylaw	1/2	City	100	\$ 1,640	City Equipment	100%	\$ \$ 2,490		
Bower Berm	Landscaping - Level 1	Prepaid Subdivision	1	City	100	\$ 7,600	City Equipment	100	\$ 12,537		
						\$426,080					

TOTAL A + B + C = \$99,460 + \$11,650 + \$426,080 = \$537,190

NO. 11

October 3, 1983.

TO: Council

FROM: City Clerk

RE: Citizens at large - Committee Vacancies

We have conducted advertising for nominations for the citizen-at-large vacancies on the various Committees, Boards, etc. and while we have received a number of nominees, we are still short of nominees particularly for the Parking Commission, the F.C.S.S. Board, M.P.C., the Recreation Board and the Development Appeal Board.

If members of Council are aware of any persons who may be interested in serving on one or more of these Boards or Committees, possibly they could submit the names of such individuals on the nomination forms enclosed with this agenda.

We will be contacting the unsuccessful aldermanic candidates following the civic election, to see if any one of these persons is interested in serving on a specific committee.

Respectfully submitted,

R. Stollings,
City Clerk

RS/ds

NO. 12

1983 09 27

TO: City Clerk
FROM: City Assessor

RE: Village Bowling Recreation Center Ltd.
1983 Business Tax Assessment

With reference to the letter from Village Bowling Recreation Center Ltd. dated September 21, 1983, may I advise that the 1983 levy for business tax was \$3,052.80. To date, penalties in the amount of \$324.49 have been levied in accordance with Bylaw #2247, respecting non payment of taxes.

The Tax Department was recently approached to see if an adjustment could be made towards the taxes and penalties, due to the current economic conditions. We informed the applicant that the Tax Department did not have this power and that the only people who could give relief would be City Council.

While we can appreciate the business's concern, we cannot recommend any adjustments or cancellations to the existing City policy. We would certainly be willing to accept a written agreement from the applicant to pay the debt off in installments prior to the levying of the 1984 business tax.

D. J. Wilson, A.M.A.A.

DJW/bt
att'd.

VILLAGE BOWLING RECREATION CENTER LTD

6320 GAETZ AVE

RED DEER, ALBERTA

September 21, 1983

City of Red Deer
City Hall
Red Deer, Alberta
T4N 3T4

Re: 1983 Business Tax Assessment


Dear Sirs;

As you are aware, our economy has been experiencing some difficult times. Our company is also experiencing some of these same difficulties, although the future is beginning to show some promise.

Payment of your business tax assessment would create a severe cashflow problem at this time. An assessment reduction would help us to keep our doors open so the Red Deer citizens could continue to enjoy our facilities. A meeting with a representative from our firm would be appreciated if so desired by council.

Your favourable consideration to our solution would be greatly appreciated. We look forward to future business with you.

Yours truly,



Sheldon Brandt
Bookkeeper

SB/dw

Sept 26/83

Commissioners' comments

Concur with the comments of the City Assessor.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

October 4, 1983

TO: City Clerk
FROM: City Treasurer
RE: Red Deer Industrial Airport
Sanitary Sewage Connection

The properties owned by the City of Red Deer at the Red Deer Industrial Airport presently have their sewage treated by Base Penhold. The City is charged for treating the sewage by Base Penhold and recovery is made from the Airport tenants through user charges.

Base Penhold will shortly be discontinuing treatment of sewage because they will be connecting to the Regional Sewage line. This means the City will also be required to connect its properties to the Regional Sewage line. The City has been told the cost of making the connection is \$302,942.86.

The method of recovery of the \$302,942.86 from the Airport tenants and City subsidy will be considered by the Airport Commission and Council at a future meeting. At this time it is necessary for Council to provide funds to finance the \$302,942.86 connection fee.

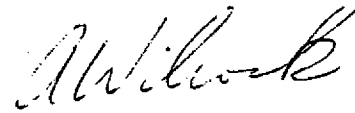
To fund the \$302,942.86 two possible sources were considered:

1. Issue a debenture bylaw for \$302,942.86
2. Use surplus funds from another debenture bylaw to fund the \$302,942.86.

Alternative (2) above is recommended because surplus debenture funds are available from the Sewage Treatment Plant expansion. As these funds are subsidized at 11%, it is a better alternative than issuing a new debenture under (1) above at interest rates of 13 to 13½%. The disadvantage of this alternative is that the last debenture for the Sewage Plant was taken out in 1982. This means a payment of \$34,539.30 would be required from the Airport Utility for 1983. The debenture payments for future years would be reduced by almost \$10,000; however, by incurring the extra cost. The payment of the \$34,539.30 would result in an overexpenditure for the 1983 Airport Utility budget.

- 2 -

If Council agree with recommendation (2) as outlined, then a resolution is attached for Councils' consideration to approve the allocation of the surplus debenture funds.

A handwritten signature in cursive script, appearing to read "A. Wilcock".

A. Wilcock, B. Comm., C.A.
City Treasurer

AW/cp
Attch.
cc: City Engineer

RESOLUTION ON SURPLUS DEBENTURE FUNDS

WHEREAS pursuant to By-law No. 2658/80 of the City of Red Deer passed on the 18th day of February, 1980 the said City of Red Deer was authorized to borrow by debenture the sum of \$10,400,000.00;

WHEREAS the aforesaid By-law No. 2658/80 was approved by Board Order No. 12537 of the Local Authorities Board, dated the 1st day of February, 1980;

WHEREAS the aforesaid debentures were sold and the said City of Red Deer received the sum of \$10,400,000.00 as proceeds of the said sale;

WHEREAS the project described in the aforesaid By-law No. 2658/80 will be completed by the City of Red Deer at an estimated cost of \$19,149,441.14 which will be paid from debenture funds in the amount of \$10,400,000.00 and paid by grants in the estimated amount of \$9,052,384.00 leaving an unexpended balance of \$302,942.86;

WHEREAS the said City of Red Deer now desires to use the aforesaid unexpended debenture funds in the amount of \$302,942.86 for the purpose of connection of the Red Deer Industrial Airport Sewage System to the Waskasoo Regional Services Board sewage system.

NOW THEREFORE, the City of Red Deer hereby resolves that:

1. The surplus debenture funds described above and in the amount of \$302,942.86 be expended on the following project and in the following amount:

(a) Connection of the Red Deer Industrial)	
Airport sewage system to the Waskasoo)	\$ 302,942.86
Regional Services Board sewage system)	

2. Application be made to the Local Authorities Board for required approval of the use of the aforesaid surplus debenture funds.

PASSED by Council this _____ day of _____, A.D., 1983.

MAYOR

CITY CLERK

THE CITY OF RED DEER
DEBENTURE SURPLUSES

<u>Bylaw No.</u>	<u>Local Authorities Board Order No.</u>	<u>Amount of Authorized Borrowing</u>	<u>Amount Actually Borrowed</u>	<u>Expenditure Incurred</u>	<u>Surplus Remaining</u>
2658/80	12537	\$ 10,400,000.00	\$ 10,400,000.00	\$ 10,097,057.14*	\$ 302,942.86

* The expenditure incurred was calculated as follows:

TOTAL ESTIMATED COST		\$ 19,149,441.14
Deduct: Recoveries from:		
1. Province	\$ 8,134,830.00	
2. County of Red Deer	<u>917,554.00</u>	<u>9,052,384.00</u>
ESTIMATED CITY COST		<u>\$ 10,097,057.14</u>

Commissioners' comments

We would concur with the recommendations of the City Treasurer.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner

September 28/83

NO. 1

Mayor McGhee and City Council,
City Hall
RED DEER, Alberta

Your Worship and Fellow Councillors:

PEOPLE - OPPORTUNITY - CREATIVITY - ACTIVITY -
COMMUNITY INVOLVEMENT - DOWNTOWN REJUVENATION -
SELF-SUFFICIENCY

...are all key words in describing the scope of a proposal which the Red Deer and District Allied Arts Council is currently finalizing. This proposal will be forwarded to the Provincial Government asking that the old Red Deer Court House be given to the Allied Arts Council for the purpose of establishing a Community Arts Centre.

The potential for the arts to assume a more visible and viable role in downtown redevelopment and rejuvenation promises to be exciting. The diversified arts community of Red Deer is ready and eager for the challenge. The proposal is geared towards self-sufficiency...to creating a climate where the large arts constituency of Red Deer does not have to rely on ever increasing government subsidization. In this regard, we have done our homework and are prepared to assume responsibility for not only the stability of an active and successful arts community but as well, to play our role in the re-birth of an exciting and successful inner-city.

In this regard, We ask the Mayor and City Council for the following considerations:

1. To allow a delegation from the Allied Arts Council's Community Arts Centre Committee to attend the October 11/83 meeting of City Council to expand upon and field question with regards to a proposal to establish a Community Arts Centre within the old Red Deer Court House. (A synopsis of this proposal was endorsed in principle by the Recreation Board on September 13/83 and as well by the Cultural Advisory Committee.)

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September 28/83 .

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2. Following our presentation, that the Mayor and City Council endorse the Community Arts Centre proposal and actively assist the Community Arts Centre Committee in presenting this proposal to the provincial government.

The community of Red Deer and especially the arts community of Red Deer is on the brink of exciting yet demanding times. We feel strong and confident that the challenge can and will be met. We look forward to the opportunity to work with City Council and the administration towards the realization of the goals of the arts community and especially for the betterment of the community at large.

Sincerely,

Jack Walton
Chairman,
Community Arts Centre Committee

cc/ City Clerk

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File: R-20427

September 22nd, 1983

MEMORANDUMTO: MAYOR AND COUNCILFROM: RECREATION BOARD

Attached is a brief prepared by the Allied Arts Council regarding the proposed Community Arts Centre to be established in the Old Court House.

The Recreation Board, at their meeting of September 13th, 1983, reviewed the brief in detail and subsequently passed the following motion.

"That in the event that the Province makes available to the City the Old Court House building, that the Recreation Board approve in principle the concept of the facility being used as a Community Arts Centre."

In addition, the Board passed a resolution to forward the Allied Arts Council's proposal to City Council with the Recreation Board's endorsement of the concept, in principle.

The attached brief is submitted for Council's information only.

BLAIR NESTRANSKY
Chairman

JCS:pw
Attachment

September 4, 1983

Recreation Board
City of Red Deer
Red Deer, Alberta

Attention: Mr. Blair Nestransky, Chairman

Dear Sir:

The Red Deer & District Allied Arts Council is currently finalizing a proposal to be forwarded to the Provincial Government asking that the old Red Deer Court House be turned over to the Council for the purpose of establishing a Community Arts Centre. Attached is a synopsis of the proposal outlining the purpose, needs and plans of the Arts Council in this regard.

As you are no doubt aware, the old Court House is due to be vacated within the next few months and it is important that our proposal be considered by several pertinent bodies within the community; specifically one of which is the City Recreation Board because of your mandate to deal with the cultural component of the community.

PEOPLE - ACTIVITY CREATIVITY - OPPORTUNITY - COMMUNITY
INVOLVEMENT - DOWNTOWN REJUVENATION

... ARE all key words in describing the scope of the Arts Council's proposal. The potential for the Arts to assume a more visible and significant role in the day to day activities of the redevelopment of the downtown area promises to be exciting and challenging.

We ask the Recreation Board for the following considerations:

1. To allow a delegation from the Arts Council to attend the September 13, 1983 meeting of the Board to expand upon the proposal and to field questions from Board members.

2. Following our presentation, to consider endorsing our proposal and recommending to City Council that they do the same.

.... 2)

Red
Deer
and
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Allied
Arts
Council
Box
255

- 2 -

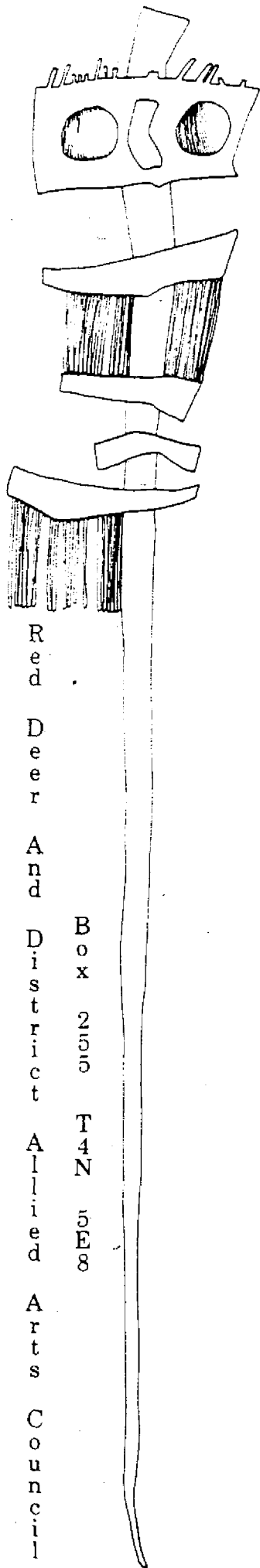
The Arts community of Red Deer is on the brink of exciting, yet demanding times. We feel strongly that we are ready to meet the challenge and we look forward to meeting with the Recreation Board and hopefully working with you towards the realization of our goals for the betterment of the community.

Sincerely,



Jack R. Walton,
President
Red Deer & District
Allied Arts Council

JRW/jt
Attachment



RED DEER & DISTRICT ALLIED ARTS COUNCIL

PROPOSED

COMMUNITY ARTS CENTRE

A SYNOPSIS

TABLE OF CONTENTS

- A. Statement of Need.
- B. Statement of Purpose.
- C. Physical Characteristics.
- D. Proposal:
 - 1. Area to be served.
 - 2. Target groups/individuals.
 - 3. Management.
 - 4. Personnel.
 - 5. Evaluation.
- E. Planned Usage.
- F. Budget and Notes.

A. NEED

The Red Deer and District Allied Arts Council has been active in the development of the arts for ten years as a formalized organization and approximately twenty years informally. The visibility of the Arts Council or more precisely, the lack of visibility within the community has hampered many of its projects and programs. As well, member groups are continuously struggling for physical space to perform, rehearse, produce and create in their particular areas of the arts. The scattering of the arts community throughout the City does little to either encourage the interaction of artists and arts' groups nor does it present the opportunity to share in a cooperative sense, the costs of administration, facility, nor secretarial requirements. As well arts groups and individual artists have to present their works independently either in private showings or performances - always spending precious time on promotion and exposure instead of the studio time necessary to work towards perfecting their individual art.

There is a need for cooperation; indeed it is time to cooperate. There is a need to heighten the visibility of the arts within the community.

As well, and of utmost importance to the City of Red Deer is the redevelopment and rejuvenation of the downtown core. The inclusion of an Arts Centre within the redevelopment plans is exciting and most promising. The need for redevelopment can most certainly be assisted by the establishment of an Arts Centre in the old Court House. Re-activating the historical and geographical core of the City through the establishment of an actively oriented Community Arts Centre would certainly assist and could potentially lead such a change.

B. PURPOSE

The Red Deer & District Allied Arts Council's proposed Community Arts Centre is intended to create a heightened visibility for those actively pursuing the arts in Red Deer and district and to assist in the redevelopment and rejuvenation of the downtown core of the City. Through the programming of a diversified activity centre for the arts and those supporting the arts. These ends can be met. The increased activities, as artists and art groups leave their isolated offices and work spaces to work out of a centralized area will put a spark into the downtown core, a spark which will re-ignite both commercial and esthetical interest. A multitude of cities throughout Canada have used such an approach to re-activate a decaying inner-core. St. John, N.B. is a fine example of an activity-based arts centre catalyzing re-growth and new interests in a downtown.

A combination of commercial and non-profit approach to establishing the Community Arts Centre will allow for increased activity by local artists and art groups. It will lend a greater degree of self sufficiency through the pooling of resources. As well, and of great importance, those wishing to support the arts and the downtown will have the opportunity to do so by attending noon-hour performances and displays, supporting local artists' sales outlets and taking part in a wide variety of opportunities within the arts. Much of the common sense about a Community Arts Centre is in the numbers. In all, we expect between 60,000 to 100,00 people to visit the centre every year - attending theatre production, viewing visual displays, participating in active arts, buying in the artist outlet, using the lounge and food service, attending meetings and rehearsals, using the resource library and using the cooperative administrative and secretarial services.

The savings make even more sense. The Community Arts Centre will give much needed space to organizations at an overall reduced rate, thus making them more efficient. A Community Arts Centre will allow cost cuts by sharing resources as well as allow them to boost their income.

This increased activity can only help those involved in and supporters of the arts and, the overall rejuvenation of the downtown core.

C. PHYSICAL CHARACTERISTICS

Located in the City of Red Deer, Lots 1-6, Block 28, Plan K, the old Red Deer Court House was built in 1930 in the Neo Classical Revival style. Additions to the building have increased its size to its present 16,800 square feet. Approximately 11,200 square feet has been determined as "usable" space.

The state of the building can best be described as good according to the Dept. of Housing & Public Works. The boiler system is old but in very good shape and is easy to repair. Heating is by means of hot water radiation and the system is in good condition. Stairways are in excellent shape and are sound as is the entire roof. Windows are single glaze and also in good condition.

The building is comprised of three floors, basement, main and upper floor.

The various configuration of court rooms and offices and hallways lends itself to most planned uses of the Community Arts Centre. Some areas have been sectioned and would require very little renovation in terms of "opening" usable space. The building is not accessible to the physically handicapped nor is there an elevator to service what would be the major-performance area on the upper floor. It is recommended that an elevator be constructed along the North wall outside of the building to rectify both of these situations (See Capital Budget).

4. Personnel

47.

Co-ordinator

- must be trained in arts administration, knowledgeable of the Red Deer & District Arts Community, skills in the area of group interaction, public relations, fund raising, promotion, facility management and several years experience in working with volunteers. Responsible for day to day operation of the Arts Centre.

Caretaker

- outgoing personality, varied maintenance experience, responsible for an ongoing cleaning and general maintenance.

Secretary

The present setup of secretarial services provided by the Red Deer and District Allied Arts Council would continue until the specific needs of the user groups are determined and an acceptable co-op system put in place. Presently, secretarial services are available to member groups at an hourly rate.

Volunteers

A system of volunteer leaders will be incorporated into the operation of the Community Arts Centre. The specific involvement of volunteers will be determined as the needs of the user groups evolve.

5. Evaluation

Evaluation of the success of the Community Arts Centre will be determined upon the following criteria.

1. Number of successful user groups.
2. Comparing the needs of user groups with the services provided.
3. Regular methods of feedback from user groups and patrons.
4. Percentage of rentable space rented.
5. Number of individuals using facility.
6. Individual evaluation of programs.
7. Community surveys.

1. Administration Space:
 - Co-ordination - Accounting
 - Secretarial (co-op)
 - Files
 - Service Rentals - typing, etc.
2. Service Space:
 - Printing/copying
 - Newsletter dept.
3. Sales Outlet:
 - Arts sales
 - Crafts sales
 - Ticket outlet
 - Food service
 - Lounge
4. Social Space:
 - Commons Area
 - Day Care/Babysitting for artists and patrons
5. Performance Space:
 - Readers Theatre, Lunch Box, Performances, Mime
 - Musical recitals
 - Films
 - Poetry Readings - Dance
6. Gallery:
 - Throughout the entire building various configurations of gallery space.
7. Meeting Space:
 - User groups
 - Board Room
 - Community groups/Business groups
8. Studio Space:
 - Visual Arts
 - Dance
 - Musical rehearsal, theatre rehearsal
9. Storage:
 - Equipment
 - Musical instruments
 - Member group files
 - Stage Props
10. Educational Space:
 - Workshops - Resource Centre
 - Classroom
 - Viewing Room
 - Listening Centre, Library

EXPENDITURESOPERATING

Salaries & Prof. fees (Gross)	Schedule A	\$ 57,000.00
Utilities	Schedule B	13,000.00
Maintenance	Schedule C	10,000.00
Expendable Items	Schedule E	1,500.00
Insurance	Schedule F	1,000.00
Volunteer training	Schedule G	2,000.00
Promotions	Schedule H	5,000.00
		<hr/>
		\$ 89,500.00

CAPITAL

Elevator	\$ 60,000.00
Furnishings	10,000.00
Equipment	5,000.00
	<hr/>
	\$ 75,000.00
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<u>TOTAL EXPENDITURES</u>	<u>\$ 164,000.00</u>

INCOME

Membership	\$ 3,000.00
Government Grants - Municipal	10,000.00
- Provincial	10,000.00
- Federal	10,000.00
Sales of Services	15,000.00
Rental of Facilities (½ Occupancy/6000 sq. ft.)	30,000.00
Food Service *	7,000.00
Lounge *	10,000.00
Performance *	10,000.00
Fund Raising - Direct Mail	3,500.00
- Service Clubs	10,000.00
- Corporate	10,000.00
- Foundations	10,000.00
	<hr/>
	\$ 138,500.00

* Represents income above costs.

The bulk of funds needed to successfully operate an Arts Centre will be required from three sources:

- Cost recovery (ie., Sales of Service, etc.
Lounge revenue
rental revenues)
- Government support
- Private support

It is anticipated that the community will support the Arts Centre in a generous fashion. Verbal surveys to date by Court House Committee members indicate exceptionally high levels of potential support. It will be the task of the committee to turn that potential support into real support. The physical presence of the "old Court House Community Arts Centre" will facilitate their endeavour.

September 28/83

Mayor McGhee and City Council,
City Hall
RED DEER, Alberta

Your Worship and Fellow Councillors:

PEOPLE - OPPORTUNITY - CREATIVITY - ACTIVITY -
COMMUNITY INVOLVEMENT - DOWNTOWN REJUVENATION -
SELF-SUFFICIENCY

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September 28/83

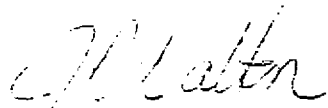
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2. Following our presentation, that the Mayor and City Council endorse the Community Arts Centre proposal and actively assist the Community Arts Centre Committee in presenting this proposal to the provincial government.

The community of Red Deer and especially the arts community of Red Deer is on the brink of exciting yet demanding times. We feel strong and confident that the challenge can and will be met. We look forward to the opportunity to work with City Council and the administration towards the realization of the goals of the arts community and especially for the betterment of the community at large.

Sincerely,



Jack Walton
Chairman,
Community Arts Centre Committee

cc/ City Clerk

Commissioners' comments

We can see no objections to the Allied Arts Council contacting the Province in regards to the use of the old Court House.

We note that the proposed budget indicates a deficit of approximately \$26,000.00 with no indication as to how these will be funded. We assume this deficit will not be funded by the City and that ownership of the building will remain with the Province.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

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NO. 2

Mayor McGhee
& Council
City Hall, Red Deer

4617 - 47 Street
Red Deer, AB
T4N 1P9
September 12, 1983

Dear Sirs and Madams:

We would like to know when Council will consider bus service to the Parkvale Area. We believe we are the only area of Red Deer without Bus service.

We think the No. 3 bus could come down 46 Avenue or 47 Avenue and service the entire area with only paper cost - no real cost to the City.

Earlier this year a petition was circulated in this area to see what support there would be for such a service. Support was high, coming from both young adults and senior citizens.

We are finding the taxi support service not fully satisfactory. Most of us do not even qualify and those who qualify find they use it only in emergencies. For some this leaves no transportation for shopping or casual outings.

We are pleading with this Council and the incoming Councillors for public transportation in the Parkvale Area at only paper cost to the City.

Thank you.

"Frances Schnepf"
"Alice Hockin"
"Norman G. Bowles"

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

September 29th, 1983

Our File No.

Mr. R. Stollings
City Clerk
City Hall
RED DEER, Alberta

Dear Sir:

Re: Bus Service in Parkvale Area

Presently no bus service is available in the Parkvale area of the city. However, three bus routes pass close to the area, these being route numbers 2, 3, and 4. Bus #3 runs along 47A Avenue serving the Recreation Centre, Golden Circle, Museum, and the nearby residential area along the route. The other two buses run along 49 Street to the north-west corner of the Parkvale area.

The Transit Study of 1981 by the consultant indicates a walking distance of 450 metres (between 1/3 to 1/4 of a mile) is a reasonable distance to walk to catch a bus. It would appear that about 90% of the residents of this subdivision are within the required walking distance of bus route #3, and the north part are close to bus routes #2 and #4.

There are a number of senior citizens living in the Parkvale area, and their means of transportation is generally the transit system. The criteria of 450 metres might be long for these people to walk, especially in the Winter time.

The area south of Parkvale (old Exhibition ground) is planned to be developed and 47th Avenue loop is expected to be built to city standards to join to 48th Avenue. When that roadway is built, we feel that the city should look at a bus loop through the area to serve the existing as well as proposed populations planned for the old Exhibition Ground.

Yours truly,

D. Rouhi, M.C.I.P.
SENIOR PLANNER
CITY PLANNING SECTION

c.c. - Transit Superintendent
- City Engineer
- City Treasurer

DR/vl

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELDORA—VILLAGE OF GOSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORDGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTEARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLE No. 6 —IMPROVEMENT DISTRICT No. 10

September 22nd, 1983

TO: City Clerk

FROM: City Engineer

RE: BUS SERVICE - PARKVALE AREA

Our comments pertain to the capability of the existing road system in sustaining continuous transit bus loadings.

- 1) 47 Avenue is 44 feet wide, built in 1957 and is constructed of 12" of granular base course and 3" of pavement.
- 2) 46 Avenue is 32 feet wide, built in 1962, and consists of 8" of granular base course and 2" of pavement.
- 3) 44 Street is 28 feet wide, built in 1962, and consists of 8" of granular base course and 2" of asphalt.
- 4) 45 to 48 Streets are 32 feet wide, built in 1962, and consists of 8" granular base and 2" of asphalt.

Our current design standards for 1983 based on vehicle weights and soil conditions requires 12" of granular base and 4" of asphalt to support transit vehicles. The desirable road width is now 40 feet. A report prepared by Hardy & Associates this year indicates that in some areas we should be considering an even heavier structural section of 14" of granular base and 5" of asphalt for such loadings.

In view of the above, it is our opinion that 46 Avenue and the cross streets of 44 Street to 48 Street are not able to withstand transit vehicle usage. 47 Avenue may marginally sustain transit usage but should be overlaid with 2" of asphalt soon to avoid serious pavement damage.

As a suggestion, it may be wise to defer transit extension into this area until 47 Avenue is constructed through the old exhibition site to provide a direct linkage with 48 Avenue.

B.C. Jeffers, P. Eng.
City Engineer

KGH/jrt

c.c. Transit Supt.

THE CITY OF RED DEER

56.



TRANSIT DEPARTMENT

P. O. BOX 5008
RED DEER, ALBERTA
T4N 3T4

342-8225

September 21, 1983

TO: Asst. City Clerk
FROM: Transit Supt.
RE: Bus Service in Parkvale Area

Bus service into the Parkvale area was considered in the transportation study, conducted by AESL in 1981, when the total transit routing was revised and a walking distance guideline of 450 m was adapted.

The longest measured walking distance on 46 Avenue to Ross St. to ride the #4 route was 487 meters. This being 37 meters over the recommended walking distance. The walking distance from that point to ride the #3 bus on 47A Avenue was much shorter and was considered to be within the recommended walking distance guidelines.

Access to this area is from the north only, on a roadway of minor residential design that are narrow and not intended for heavy traffic.

A cost to upgrade these roadways and additional information may be included in the City Engineers comments.

In the future, when the old exhibition grounds are developed, there may be connecting roadways that would enable the Transit Dept. to include that area for future expansion.

DON PROUDLER,
Transit Supt.

DP:sp

Commissioners' comments

When the Transit Study was undertaken the Parkvale area was considered with the same weight as other areas of the City. At that time Council elected to adopt the philosophy of a faster transit system with direct arterial routing, fewer stops and slightly longer walking distances as the appropriate strategy.

Looking at the map it can be seen that Parkvale is as well served as most areas of the City, and we would not recommend any change at this time. We would, however, recommend that when proposed residential development takes place on the old Exhibition grounds and 47 Avenue is extended through to 48 Ave. that the possibility of altering one of the existing routes be reviewed.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 3

7889 - 49th Avenue
RED DEER, Alberta

September 26, 1983

City of Red Deer
City Hall
Red Deer, Alberta

Attention: William F. Lees
Land Supervisor

Dear Sir:

Re: Lot 11, Block 1, Plan 292-2025

Enclosed please find our proposal to develop 37 fee simple town-house units on Lot 11, Block 1, Plan 792-2025.

We are prepared to offer the City \$370,000.00 for this site, fully serviced, which would include survey costs, registration costs, construction of new roadways and lanes, extension and construction of utilities to service each unit, and power costs.

Our price is based on an average of \$500.00 per foot frontage, which is the current price per front foot for a single family lot.

We propose to complete the development in two stages, the first phase consisting of sixteen (16) units along Metcalf Avenue. The second phase would consist of the balance of the units (21), along Manning Street.

Due to present day market conditions, we would require a one-year option on Phase 2.

If you should have any further questions concerning our proposal please feel free to contact me at 347-3349.

Yours truly,

S. P. Scott
President
AVALON HOMES

/db

1983 10 04

TO: City Clerk
FROM: City Assessor

RE: Lot 11, Block 1, Plan 792-2025
Morrisroe Multiple Family Site
2.94 acres - 39 Street and
Metcalf Avenue
See attached map

Our comments to the offer to purchase and development of Lot 11 by Avalon Homes are respectfully submitted for City Council's consideration.

Townhousing is the only type of multiple family development acceptable on this site due to the power servicing available.

Lot 11 was initially serviced and ready for development in March, 1981, with a proposal for development (Kalsi Properties Ltd.) similar to Avalon's being approved by City Council but failed to materialize due to financing difficulties encountered by the developer.

The initial price was established at \$144,000/acre, being 90% of the then market value estimated to be \$160,000/acre, with the developer being responsible for any and all additional servicing costs.

This site was returned to the City on November 1, 1982, and was readvertised in November, 1982, at a price of \$180,000/acre (90% of market value, approved by Council November, 1981) and in June, 1983, at a price of \$180,000/acre (market value, approved by Council April, 1983) with the proposal from Avalon Homes being the only one received to date.

Pricing

In this agenda a report has been brought forth on the current estimated market value for single family lots being \$546.00/front foot, and therefore, we would recommend that the price be established on this basis. Estimated frontage of 740' saleable land to be subject to a registered legal survey plan.

Therefore, the sale price would be:
 $\$546.00 \times 740 = \$404,040$ (\$137,429/acre).

1983 10 04

Page 2

Servicing

We do not agree with this precedent of the City front ending the cost of servicing this subdivision for the exclusive development of one contractor, as there is a definite demand for small single family lots in today's housing market, though it can be stated that there is presently very limited interest in the development of townhousing.

The additional servicing costs have been estimated to be \$230,000 (subject to final subdivision plan and winter construction) leaving a net credit to the land account of \$25,610 per acre. (Services are to property line of each lot, developer responsible from property line to building).

Phasing

This phasing of a development of this nature could lead to requests for extensions (changing market conditions) to agreements and completion dates and therefore, we would recommend against this request.

If phasing is approved all newly created titles should be registered in the name of the City and only be released under the standard land sale conditions (mortgage purposes only or upon completion of development).

Land to be paid for in full for each phase prior to building permits being issued.

Option monies on Phase 2 to be 10% of the total purchase price applicable to that phase being non refundable, applicable to the purchase price (\$25,000.00 subject to final registered plan).

Other

If this sale is approved it should be subject to the following, where applicable.

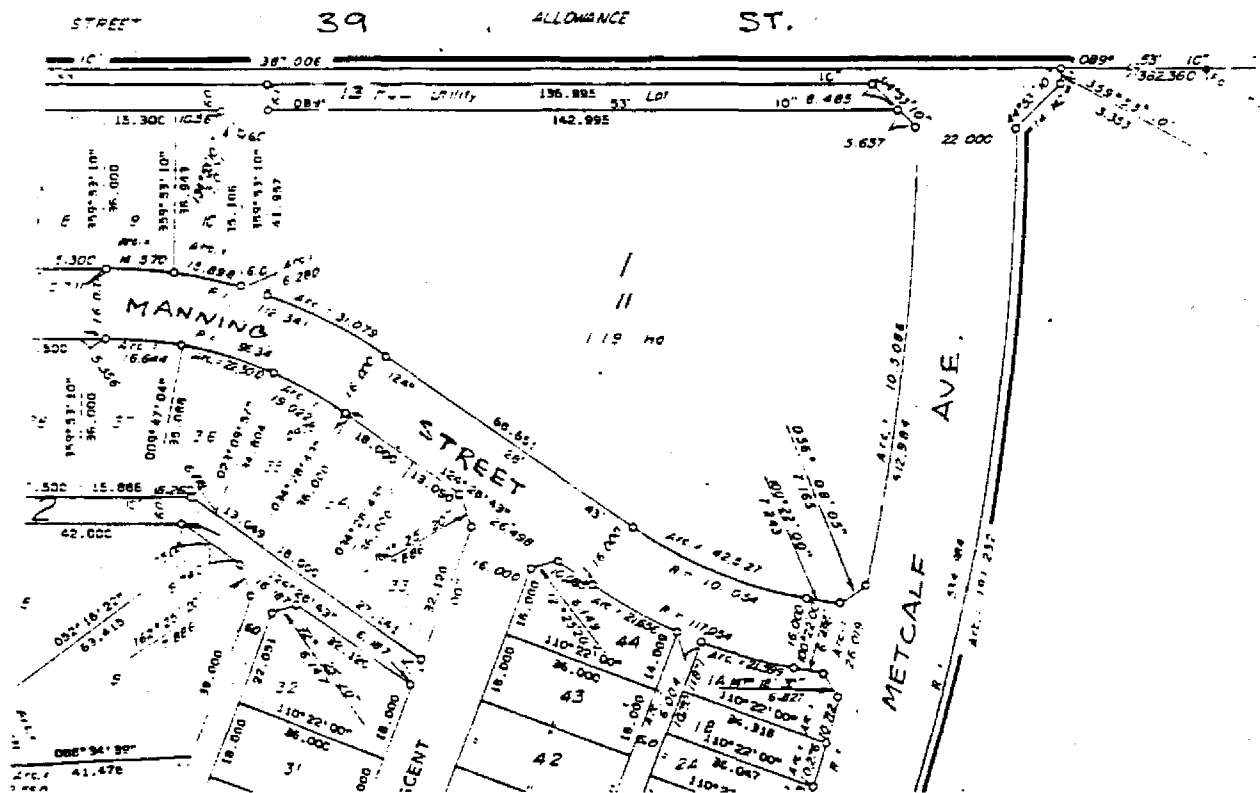
1. The general land sale regulations for multiple family sites as approved by City Council on September 12, 1983, (attached) with exception of purchase price regulations.
2. Subject to comments from City Engineer and Red Deer Regional Planning Commission.

1983 10 04

Page 3

3. Land sale price to be \$546.00/front foot with final saleable frontage to be determined by a legal survey. Sale price to include servicing costs.
4. All newly created titles to be registered in name of City of Red Deer prior to being released. Land to be paid for in accordance with standard policy and in full prior to building permits being issued.
5. Option monies on Phase 2 to be \$25,000 non-refundable applicable to purchase price.
6. Easements as required by servicing departments to be registered on new titles.
7. Agreement satisfactory to City Solicitor.

D. J. Wilson, A.M.A.A.



Dimensions in metric

- 1 - Legal Description: Lot 11, Block 1, Plan 792 2025
- 2 - Site Area: 1.19 Hectare
- 3 - Land Use District: R3
- 4 - Density for Townhouse is based on 20 units per acre or 50 per hectare
- 5 - Density for Apartment is based on 29 units per acre or 72 per hectare
- 6 - Recommended maximum density for Townhouse development, 59 units
- 7 - No apartment development because of E.L. & P. requirements
- 8 - The site can be used for rental units or condominiums (Condominium would require approval of City Council)
- 9 - The site can also be subdivided according to the Subdivision Regulation and the Land Use Bylaw, at no cost to the City.
- 10- Parking: subject to Section 4.10 of the Land Use Bylaw
- 11- Landscaping: minimum of 44% of the site area
- 12- Access permitted from Manning Street.

NOTE: This site can only be developed for rowhousing as the power servicing to this site is of the capacity that will only allow this type of subdivision.

RESIDENTIAL MULTIPLE FAMILY SITES

GENERAL LAND SALE INFORMATION AND REGULATIONS

DENSITY - 50 units/ha

MINIMUM FLOOR AREA PER UNIT - 37 square metres

MINIMUM FRONT YARD - 7.5 metres

MINIMUM SIDE YARD - 66% of building height or 3 metres, whichever is greater.

PARKING - 1 stall/one bedroom unit

- 1.5 stalls/two bedroom unit

- 2 stalls/three bedroom unit, plus 1 for every 5 units for visitor parking

Entire parking and access area paved

Accepted submission must also be approved by the Municipal Planning Commission who are concerned with landscaping, parking, architectural treatment of the building prior to issuing of the Building Permit. Detailed information is available from the Building Inspection Department.

BUILDING COMMITMENTS - 12 months to start from date of agreement

Completion - 24 months from date of agreement

Purchase price must be paid in full prior to issuing of Building Permit.

PURCHASE PRICE - The price being all inclusive with the exception of electric light and power, internal servicing costs and resubdivision costs. Sale subject to development being approved by City Council.

TERMS - \$1,000.00 fee for 90 day option

1/3 on exercising Option to Purchase less \$1,000.00 deposit on signing agreeme

1/3 within 4 months of exercising option

Balance within 8 months of exercising option

The City will not accept mortgage draws for the payment of lot.

SUBMISSIONS - Shall include 4 copies of the following:

1. Site plans indicating

a) Size and location of proposed structures

b) Access to parking areas

c) Landscaping

d) Parking

e) Garbage pick up point and screening

f) Fencing (location and type)

g) Drainage - surface

h) Location of proposed services (sanitary sewer, water, etc.)

i) Building elevations

j) Floor plan

2. Layout drawings indicating floor plans of development.
3. Elevation views indicating exterior appearance and finished materials.
4. Footing elevations for the subdivision will vary. It will be the purchaser's responsibility to ensure that the development is compatible with sewer grades. Information may be obtained from the Engineering Department.
5. It is the responsibility of the purchaser:
 - (a) To check for easements. See attached lot listing and map.
 - (b) To check for utilities. Contact the City Engineering Department - phone 342-8160, the City Electric Light and Power Department - phone 342-8274, Northwestern Utilities, Alberta Government Telephones and Cable West T.V.
 - (c) To check side yard setbacks, building line frontage and front yard setbacks and maximum and minimum floor areas required pursuant to Land Use Bylaw 2672/80. The Building Inspection Department shall be consulted in determining if the proposed dwelling meets Land Use Bylaw requirements.
 - (d) To protect the property pins which have been checked and replaced by an Alberta Land Surveyor prior to the lot draw. The City shall not be responsible for the replacement of property pins after the lot has been sold.
 - (e) To be responsible to contain the excavation dirt from his basement entirely within the property lines and not on City property (lane or boulevard). Failure to do this will result in removal of such material by the City at cost to the property owner.
 - (f) To be responsible for the installation of the electrical service lead from the electrical meter on the building to the utility system at some point on the property line, the location of which will be made available to the purchaser, upon his request, by the E.L. and P. Department.
 - (g) To be responsible for the placement and hauling of black dirt for landscaping purposes.
 - (h) Lot purchased as is. Purchaser responsible for inspecting soil and site conditions.
6. Notwithstanding any representations made, the Title to all lots sold by the City shall be subject to all easements and restrictions registered against the Title to such lands, and it will be the purchasers responsibility to investigate such Title at the Northern Alberta Land Titles Office in Edmonton.

September 29, 1983

TO: CITY CLERK

FROM: R. STRADER, DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: AVALON HOMES - Lot 11 Block 1 Plan 792-2025

In response to your memo on the above subject, we have the following comments for Councils consideration.

The information available is insufficient for a check to ensure the plan meets the requirements of the Land Use Bylaw. However, it appears that all requirements of the Bylaw could be met. The units which are similiar to several developments that are completed, are, in our opinion, generally satisfactory in appearance.

We have no other comments at this time.

R. STRADER
BUILDING INSPECTOR/DEVELOPMENT OFFICER

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

October 3rd, 1983

Our File No.

Mr. R. Stollings
City Clerk
City Hall
RED DEER, Alberta

Dear Sir:

Re: AVALON HOMES
Lot 11, Block 1, Plan 292-2025

Background

On March 16, 1981, City Council considered the development proposal for three multiple family sites in Morrisroe Extension.

Site 1: Lot 11, Block 1, Plan 792-2025
Corner of Manning Street and Metcalf Avenue

Site 2: Lot 15, Block 12, Plan 792-2026
McLean Street

Site 3: Lot 33, Block 17, Plan 792-2028
Murphy Avenue

Sites 2 and 3 received one development proposal each, and was awarded to the respective applicant and the development has been completed about two years ago.

Site 1 received two proposals, one by Kalsi Properties and the other one by Springer Construction. The staff supported the proposal by Springer Construction. The staff supported the proposal by Springer Construction, but City Council granted the right of development to Kalsi Properties. Kalsi properties returned the land to the city in November 1982 and since then the site remains vacant.

Existing Proposal

Avalon Homes is proposing to purchase the property and build 37 units of townhouses and offer them for sale to the public. The proposal requires subdivision which includes the construction of a crescent in front, "L" shaped lane at the back and extension of utilities to each lot. Twenty one townhouses face the proposed crescent and sixteen face Metcalf Avenue.

. . . /2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTERTON No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLER No. 6 —IMPROVEMENT DISTRICT No. 10

A typical floor plan submitted indicates a basement, ground floor, and a second floor consisting of three bedrooms. The floor area excluding the basement is 112.88 m² (1215 sq. ft.). The plan submitted does not show the elevation or the proposed material to be used.

The plan of development is generally acceptable to this department, however, since it is located in an established area, a high standard of elevation and materials are necessary to fit into the existing area.

The applicant also mentioned that the city should be responsible for subdivision, extension of utilities, road, lane construction, servicing and registration costs. We feel the above costs are development costs and should be the responsibility of the applicant.

We recommend that the City Council approve the plan in principle subject to satisfactory agreement between the city and the developer regarding the cost of land, subdivision, servicing, etc.

Yours truly,



D. Rouhi, M.C.I.P.
SENIOR PLANNER
CITY PLANNING SECTION

DR/vl

c.c. - Land Administrator
- City Engineer
- Development Officer

October 4, 1983

TO: City Clerk
FROM: City Engineer
RE: Lot 11, Block 1, Plan 792-2025
Avalon Homes

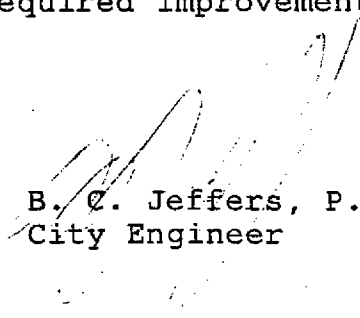
We have reviewed the comments in the correspondence dated September 26, 1983 from Mr. S. P. Scott. We would offer the following comments:

1. The construction of additional roads, gravel lanes and utilities requested by the developer would cost an estimated \$183,000. These are additional to the original servicing costs and must be considered in the sale of the property. If it were determined that the lane should be paved, the cost would increase by another \$25,000.

2. The above does not include E. L. & P. costs.

3. The design, subject to further detailed review, appears to be satisfactory. We would reserve final approval until such time as detailed drawings could be reviewed.

A sketch indicating the required improvements is attached.


B. C. Jeffers, P. Eng.
City Engineer

BCJ/emg
attach
cc - Land Administrator
cc - RDRPC
cc - Development Officer

September 19, 1983

TO: Land Supervisor
FROM: Design Administrator
RE: Multi-Family Site - Morrisroe
Lot 11, Block 1, Plan 792-2025

The following figures represent an estimate of costs to revise the above site in accordance with the plan submitted by Steve Scott and Al Stang of Avalon Developments. The costs are based on 1983 figures with the provision to defer the paving operation until 1984 due to the lateness of the year.

In establishing the selling price of this property, please take into consideration the previous servicing costs for the subdivision including carrying charges.

If further information is required, please contact us.



F. L. Lebedoff, C.E.T.
Design Administrator

FLL/emg
attach

MULTI-FAMILY SITE MORRISROELOT 11, BLOCK 1, PLAN 792-2025SUMMARY OF SERVICING COSTS

1. Water, Sanitary & Storm Main Extensions	\$ 57,800.00
2. Service Connections	\$ 48,800.00
3. Roads and Lanes (Paving deferred until 1984)	\$ 60,100.00
4. Utilities - 100 of \$166,700	<u>\$ 16,700.00</u>
	\$183,400.00

\$183,400

Commissioners' comments

What is being proposed by the Developer is in essence the reservicing of a multiple family site into a series of single family sites which means, of course, that we will be expending funds to service this site twice. We are concerned that if Council approves this application a precedent will have been set and we may receive a number of further applications to reservice other multiple family sites which we have in inventory.

On the other hand, we have not in the past provided single family sites suitable for row housing as these have usually been provided by the developer of multiple family sites, and in the present market conditions there is little or no demand for multiple family developments. Given this, Council may wish to make an exception in this case and agree to the request. If this is the case there are a number of concerns which we would have which should be covered in an agreement.

First, elsewhere on the agenda there is a recommendation to set single family lot prices at \$546.00 per front ft. and we believe this is the rate Avalon should pay for an estimated total price of \$404,040.00. Secondly, we could not recommend the phasing proposed by the Developer. In order for the development to proceed, we would have to immediately expend approximately \$230,000.00 in additional servicing costs with no guarantee of recovery if the Developer has only an option on phase II. We would recommend that Council approve the application based on a total development without phasing at the revised price of \$546.00 per front foot, with all other terms and conditions as outlined by the City Assessor.

In addition, to assist development, we would recommend Council consider a 12 month extension of the completion date beyond our normal land sale agreement requirement.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 4

Suite 1, 6300 - 45 Avenue
Red Deer, Alberta

September 19, 1983

Mayor and Aldermen
City of Red Deer

We are asking you to compromise in the matter of your taking of our property.

We are persuaded by some of the argument in favour of the taking of some of our property, and do not wish to stand in the way of public progress. That is why during the public inquiry we replied to the City that portions of our lands essential to the Parks Plan could be provided to the City.

You have accepted the principle of respecting the independence of the small acreage owners north and west of second lake, which is the main wildlife corridor linkage to the Red Deer river system. In the same vein, we are asking that you scale down your taking of our property to a little over 2/3 (68%) of the whole, and leave us our homestead and a small agricultural holding. This will permit Mrs. McCullough to continue to live in her home and will permit Glenmere Farms to continue its purebred livestock operations from this headquarters.

We do not accept the argument that the City must have all of our land. We do not accept the suggestion that our home or the 20 acres surrounding it are required for offices for the public sector. Nor can it be argued that the 20 acres surrounding our homesite is any more vital to the Gaetz Lake ecosystems than the land of the other acreage owners to the north of us whose continued existence you have permitted.

Many people from Red Deer and throughout Alberta have expressed to us their revulsion at the City's action in taking our property. These feelings are felt all the more acutely since the independent inquiry officer appointed by the Province of Alberta could not be persuaded of the City's need to take all of our lands.

We therefore ask you to pull back from eliminating us entirely as Red Deer property owners. Instead, we would ask you to take the necessary steps to leave us with our homestead and twenty acres.

Yours truly,

GLENMERE FARMS LTD.


RONALD G. MCCULLOUGH


MATTIE L. MCCULLOUGH

Normandeau Place Condominium Association

782-0581

35 Nash Street
Red Deer, Alberta
T4P 1X9

PETITION FOR LIGHT OR LIGHTS IN BACK ALLEY ADJOINING NORMANDEAU CONDOMINIUMS.
THE CITY OF RED DEER.

TO THE MAYOR AND COUNCIL OF THE CITY OF RED DEER.

GENTLEMEN:

WE, THE UNDERSIGNED PROPERTY OWNERS REQUEST THAT YOU WILL ERECT A
LIGHT OR LIGHTS IN OUR ALLEYWAY ADJOINING OUR CONDOMINIUMS. THIS IS TO GIVE
ALL CONCERNED A BRIGHT SAFE AREA FROM VANDALS AS WELL AS PERSONAL PROTECTION.
AS TAX PAYERS WE ALL FEEL WE ARE DESERVING AND ENTITLED TO BOTH. 39 UNITS.

SIGNATURE OF OWNER UNIT NO. SIGNATURE OF WITNESS

Don A Flannery	A2	Jeannette Baker
Don A Flannery	C4	Jeannette Baker
S & P. K. K. K. K. K.	G3	Jeannette Baker
S & P. K. K. K. K. K.	D3	Jeannette Baker
C. Ellen K. K. K.	D4	Jeannette Baker
K. K. K. K. K.	B5	Jeannette Baker
K. K. K. K. K.	J4	Jeannette Baker
A. K. K. K. K.	C1	Jeannette Baker
A. K. K. K. K.	A1	Jeannette Baker
Jeannette Baker	G4	Jeannette Baker
Jeannette Baker	C3	Jeannette Baker
Jeannette Baker	J1	Jeannette Baker
Jeannette Baker	E2	Jeannette Baker
Jeannette Baker	E2	Jeannette Baker
Jeannette Baker	E-1	Jeannette Baker
Jeannette Baker	J-2	Jeannette Baker
Jeannette Baker	C-3	Jeannette Baker
Jeannette Baker	F4	Jeannette Baker
Jeannette Baker	H3	Jeannette Baker
Jeannette Baker	F1	Jeannette Baker
Jeannette Baker	F2	Jeannette Baker
Jeannette Baker	H2	Jeannette Baker
Jeannette Baker	D1	Jeannette Baker
Jeannette Baker	C2	Jeannette Baker
Jeannette Baker	D-3	Jeannette Baker
Jeannette Baker	H-1	Jeannette Baker
Jeannette Baker	E-5	Jeannette Baker
Jeannette Baker	E-4	Jeannette Baker
Jeannette Baker	B-1	Jeannette Baker
Jeannette Baker	H-4	Jeannette Baker

Normandeau Place Condominium Association

782-0581

35 Nash Street
Red Deer, Alberta
T4P 1X9

CON'T. PETITION FOR LIGHT or LIGHTS IN BACK ALLEY ADJOINING CONDOMINIUMS.

SIGNATURE OF OWNER	UNIT NO.	SIGNATURE OF WITNESS
<u>David Cole</u>	<u>A3</u>	<u>Joanne Baker</u>
<u>Brian Jones</u>	<u>B4</u>	<u>Joanne Baker</u>
<u>Pat Meyer</u>	<u>B3</u>	<u>Joanne Baker</u>
<u>JOHN DEVEREUX</u>	<u>F3</u>	<u>Joanne Baker</u>
<u>John Lawrence</u>	<u>D2</u>	<u>Joanne Baker</u>
<u>John Lawrence</u>	<u>D4</u>	<u>Joanne Baker</u>
<u>Bryan Polakowski</u>	<u>G3</u>	<u>Joanne Baker</u>
<u>Lawrence Lawrence</u>	<u>H4</u>	<u>Joanne Baker</u>
<u>Nora McLean</u>	<u>H-1</u>	<u>Joanne Baker</u>
<u>Kenneth McLean</u>	<u>B-4</u>	<u>Joanne Baker</u>

I, Joanne Baker / PRESIDENT, SWEAR THAT TO THE BEST OF MY KNOWLEDGE, THE PERSONS WHOSE SIGNATURES I HAVE WITNESSED ARE QUALIFIED TO VOTE AT A GENERAL ELECTION.

I, Joanne Baker / VICE PRESIDENT, SWEAR TO THE BEST OF MY KNOWLEDGE, THE PERSONS WHOSE SIGNATURES I HAVE WITNESSED ARE QUALIFIED TO VOTE AT A GENERAL ELECTION.

I, Joanne Baker / SECRETARY, SWEAR THAT TO THE BEST OF MY KNOWLEDGE, THE PERSONS WHOSE SIGNATURES I HAVE WITNESSED ARE QUALIFIED TO VOTE AT A GENERAL ELECTION. 347-2962

I, Nora McLean / TREASURER, SWEAR TO THE BEST OF MY KNOWLEDGE, THAT THE PERSONS WHOSE SIGNATURES I HAVE WITNESSED ARE QUALIFIED TO VOTE AT A GENERAL ELECTION. Joanne Baker 3474504 (WINSTON HALLMAN)

I, Don Flaherty 346-5571 (DON FLAHERTY) WILL REPRESENT THE PETITIONERS AND MAY BE CONTACTED BY THE CITY FOR ANY ENQUIRIES WITH REGARDS TO THE PETITION. MY SIGNATURE APPEARS ON THIS ATTACHED PETITION SERVED UPON THE CITY OF RED DEER THIS 27th SEPTEMBER, 1983.



M E M O

TO: City Clerk

DATE: 30 09 1983

FROM: E. L. & P. Supt.

Re: Normandeau Place Condominium Association
Petition for Street Lights

The public lighting provided to the condominium complex is along Nash Street and is of an adequate and uniform standard for all properties fronting the street.

The lights requested by the Association would be located on private property (ie. the condominium site) and should therefore be installed by the Association at their expense and with the energy consumption paid for by the Association.

What is requested is a higher level of service than is provided by adequate public roadway lighting.

A. Roth,
E. L. & P. Supt.

AR/jjd

Commissioners' comments

We concur fully with the comments of the E.L. & P. Supt. If residents require further lighting in their back yards, such lighting should be installed on their property and at their own expense.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

September 8, 1983

Your Honor Mayor McGhee,

On behalf of the taxpaying citizens and residents of Highland Green, it is respectfully submitted that the following be given your earnest consideration.

Please be advised that we wish to recommend the building of a fence behind the Highland Green Mall which would run parallel to 64 Avenue in order to prevent access of public vehicles to the mall parking lot via city lanes. The primary purpose of this lane is intended for residential use.

We are being deprived of peace in our homes and back yards. The horrendous amount of traffic is substantially reducing the quality of our lives (especially those located on the west ends of Hammond Cresc. and Horn Cresc. as well as those along Howarth Street and Horn Street). We daily observe vehicles stunting and squealing tires as they enter and exit the mall parking lot via the city lanes. During the busy hours of the "Honky Tonk Saloon" we contend with cars parking along our fenceline and the spitting up of gravel and dust littering our yards and homes as they leave. One resident has even complained of stones chipping his windows.

The safety of our children is being jeopardized. It is a frequent occurrence for vehicles to be seen speeding through the lanes near or over 40 km.p.h. We only hope that one of these vehicles doesn't take the life of one of the many young children in our neighborhood before you will agree to comply with our justified request.

We feel that this fence (as diagramed on Fig. 1) would not interfere with the necessary access required by delivery trucks to the mall, nor would it impede the necessary access of city servicemen.

We sincerely hope that you can comprehend the severity of this situation and appreciate our need. We have complete confidence and trust that you will take it upon yourselves to do all within your power to comply with our request as outlined.

...2

...2

Please acknowledge consideration of this request by letter to the address as per below:

Mr. & Mrs. Perry Kuzma
83 Hammond Crescent
Red Deer, Alberta
T4N 6J5
Phone: 343-0699

Sincerely,

A handwritten signature in dark ink, appearing to be 'P. Kuzma', written in a cursive style.

Perry Kuzma

North →

Traffic
lights

78.

64 Ave.

Vacant
lot

Fence

Parking lot.

Highland Green
Mall

Parking lot

Unloading
Area

Shopping Centre
access

Suggested Fence

Residential lane

Howarth St.

Hammond Cres.

Residential lane

Horn Cres.

Horn St.

We, the undersigned do hereby petition to City Council to block off access of customer vehicles to Highland Green Shopping Mall via city lane running between Howarth Street and Horn Street. We recommend that the city fund the building of a fence as per figure 1.

Name	Address	Phone
Shelley Kuzma	83 - Hammond Cres	343-0699
Perry Kuzma	83 - Hammond Cres.	343-0699
Ann Campbell	79 Howarth St.	342-4353
Les Campbell	79 Howarth St	342-4353
W. Smith	91 HAMMOND CR	347-7604
Fred + Dodi Schaefer	71 Horn Cres.	342-1126
Bob + Karen	103 Hammond Cr.	342-5027
Johny Allen	95 Hammond Cr	342-1641
Ed + Lorraine Osmond	99 Hammond Cr.	346-6344
David + Lenny Smith	83 Howarth St	343-3313
Sherry + Randy Daniels	85 Howarth St.	342-4926
Robert + Joyce Martin	37 Howarth St	342-2804
James + Pat Brown	71 Howarth St	343-0206
Robert + Mary Ann	67 Howarth St	347-6207
Siella + Alan Howchin	63 Howarth St.	343 6771
Barb + Clay Wilson	87 Hammond Cres	343-0966
Barb + Duane	75 Horn Cres.	346-8612

September 22, 1983

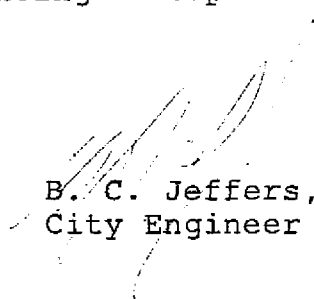
TO: City Clerk

FROM: City Engineer

RE: Highland Green Shopping Center Parking Lot

It is the understanding of this department that a fence in the location requested by the petitioners was a condition of the development and should in fact be in place.

For Council's information, the Engineering Department did enter into an agreement with the Developer regarding paving the lane. This agreement, however, had no bearing on the construction of necessary fencing. Copies of applicable correspondence are attached.


B. C. Jeffers, P. Eng.
City Engineer

BCJ/emg

cc - City Assessor

cc - Development Officer

cc - RDRPC

cc - Insp. Nielsen

attach

November 20, 1978

Andy Suruma Enterprises Limited
No. 1, 7491-49 Avenue
Red Deer, Alberta

ATTENTION: Mr. Wayne Pander

Dear Sir:

RE: Lane Paving - approximately 360 lineal feet
South of Horn Street adjacent to Shopping Center

As per your memo dated November 9, 1978 the City is prepared to approve the following work:-

1. provide all survey work necessary to base preparation, shaping, and paving.
2. cost share in the maximum amount of \$1,500.00 to cover the base preparation work.

In return the Developer will be responsible for completing all work including base preparation, shaping, raising/lowering manholes and valves if necessary and constructing pavement to the grades and standard specifications provided by the Engineering Department.

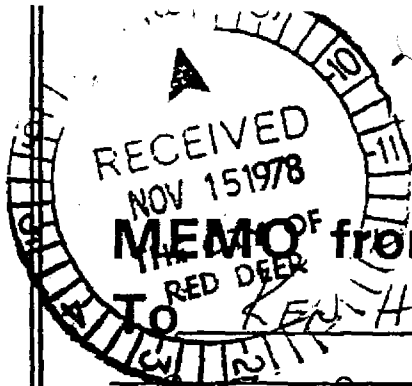
As this work will not be done until 1979, we require confirmation at least two (2) weeks prior to actual construction, that you are going to proceed so that the necessary purchase order and scheduling can occur.

Trust this meets with your approval.

Yours truly,


B.C. JEFFERS, P. Eng.,
City Engineer

Recommended to have City forces do base work & developer do pavement.
KCH/ab
cc: Public Works Supt.
Chief Surveyor



Indy Buruma Enterprises Ltd.

No. 1, 7491-49th Avenue, Red Deer, Alberta
Phone 347-3700 Mailing Address: Box 643

82.

MEMO OF THE CITY OF RED DEER

from

ANDER

Date

9/11/78

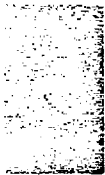
TO KEN HASLOP, Eng'g Dept / C. D. R. A.

Re: PAVING BACK ALLEY ADJACENT TO HIGHLAND
GREEN SHOPPING CENTRE LOT (6315 HORN ST
LOT 30 / 14 / 4332 T.R.)

We are confirming a telephone conversation on 31/10/78.
It is our understanding that the City is prepared to
co-operate with our plans to pave the lane located
East of the H.G. Shopping Centre, and have estimated
the cost of preparing back, adjusting valves etc, and
paving at some 4600.00 ± for 360 lin. ft. lane. The
city is prepared to the required survey work and to contribute
1500.00 toward the cost of the total project. You will
prepare a purchase order in that amount upon notification
of commencement.

It is now likely that we will not proceed with paving
until spring of 1979.

If the above does not reflect your position on this matter please advise.



Royal Canadian
Mounted Police

Gendarmes Royales
du Canada

83.

83 SEP 20

C. Sevcik
Assistant City Clerk
City of Red Deer
RED DEER, Alberta

Dear Sir:

Re: Petition of KUZMA et al.
Highland Green Area

Thank you for your correspondence dated September 16, 1983. Please be advised that Mr. KUZMA had brought the matter up to Cst. GILLOTT of our Traffic Section. Cst. GILLOTT intended to bring the matter up to the Traffic Advisory Committee on September 28, 1983.

The problem appears to be that the lane is getting more vehicle and pedestrian traffic use than it was intended for. The alley is used as a route for area residents to drive and walk to the Highland Green Mall as well as the DAWE CENTRE without having to enter the busier 64th Avenue. The other problem is that the area is being used by MALL customers patronizing the licensed restaurant at the rear of the HIGHLAND GREEN MALL.

The concern of the residents is genuine. I would recommend that concrete barriers be placed so as to allow pedestrian traffic through the north-south lane on the east side of the HIGHLAND GREEN MALL, but not motor vehicle traffic.

Further I would recommend that the HIGHLAND GREEN MALL parking area be more defined. Negotiations might be undertaken with the mall owner to achieve this end.

Yours truly,

(D. C. NIELSEN) Insp.
O.i/c Red Deer Mun. Det.

Encl.

Red Deer City Detachment
P.O. Bag # 5033
RED DEER, Alberta
T4N 6A1

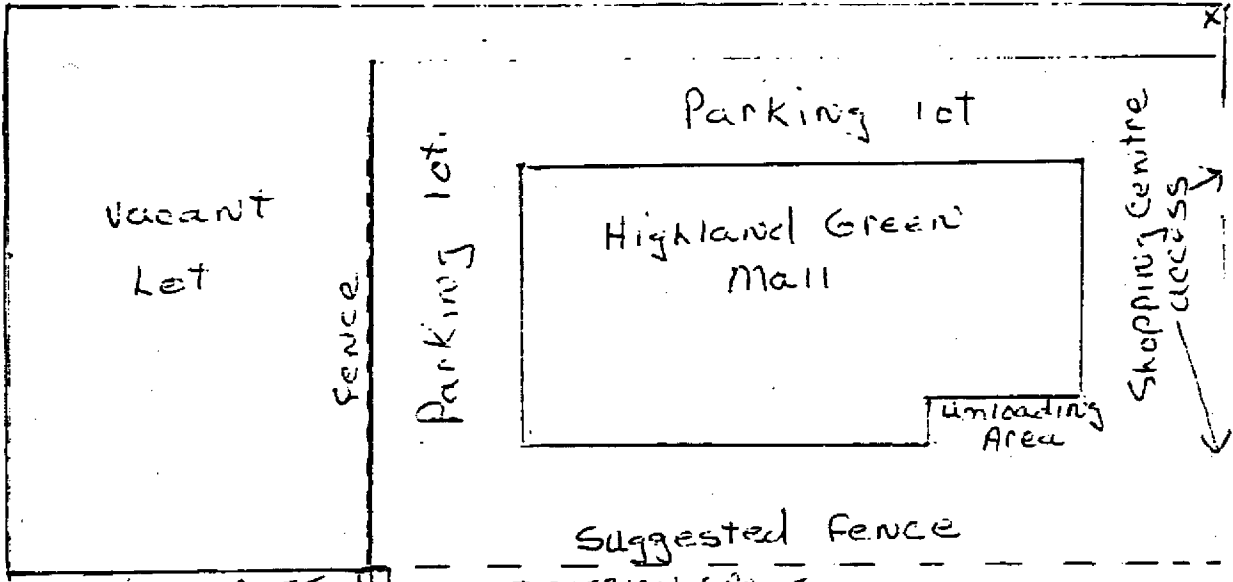
Canada

NORTH →

Traffic
lights
x

84.

64 Ave.

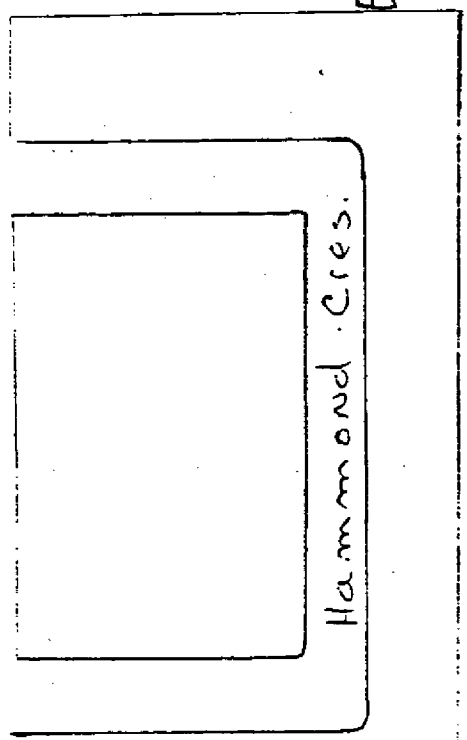


CONCRETE
BARRICADES

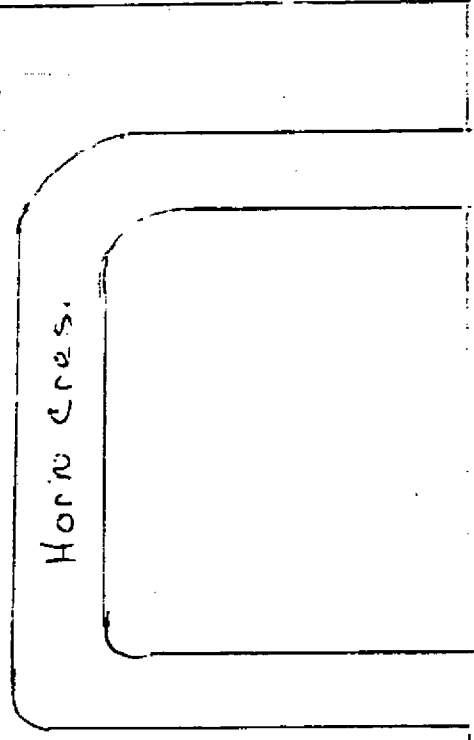
PEDESTRIAN SPACE

Residential lane

Howarth St.



Residential lane



Horn St.

NOT TO SCALE

September 29, 1983

TO: CITY CLERK

FROM: R. STRADER, DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: MR. AND MRS. P. KUZMA

In response to your memo on the above subject, we have the following comments for Councils consideration.

Our file on the Highland Green Shopping mall shows that a plan submitted and approved had a fence indicated in the location requested by Mr. and Mrs. Kuzma. This requirement (also mentioned in the land sales agreement) was not installed and was overlooked by our department while doing inspections of the site. While it's quite some time since the mall was finalized, it appears possible that the original agreement and development permit could be enforced.

Mr. Andy Buruma, on behalf of the owner of the site has indicated there are several alternatives to fencing that he would like to present to Council. Dependent on the views of the engineering department some of these alternatives seemed workable to this department.

R. STRADER
BUILDING INSPECTOR/DEVELOPMENT OFFICER

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

September 28, 1983

Mr. R. Stollings,
City Clerk
City of Red Deer,
Box 5008
Red Deer, Alta.

Dear Sir:

Re: Highland Green Shopping Centre Parking Lot

The residents of Hammond Crescent and Horn Crescent are complaining about the use of their back lane for the commercial traffic of the shopping centre and parking related to the "Honky Tonk Saloon" located in the Highland Green Shopping Centre.

In 1978 when the development permit was issued, the site had C-3 designation or Commercial (Neighbourhood) zone.

The Land Use Bylaw 2011 Section 3, page 15, reads:

3. Where a site in a C.3 zone has a common boundary with a Residential Zone or Park Zone, a fence or boundary wall shall be erected along the common boundary not less than eight feet high and of a design and construction approved by the Municipal Planning Commission. Where a lane separates the site from a residential zone or Park Zone, the fence or boundary wall shall be erected abutting the boundary of the lane, shall be not less than 6 feet high and of a design and construction approved by the Municipal Planning Commission.

The development permit issued on September 21, 1978 indicates a 6 foot high fence along the lane at a length of about 455 feet to separate the Shopping Centre from the residential area.

For some unknown reason this condition of development, that is the erection of a fence, was never complied with. We feel this fence, which was part of the development plan, should have been built at the time of the shopping centre development.

/ 2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTEARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLER No. 5 —IMPROVEMENT DISTRICT No. 10

R. Stollings,

Re: Highland Green Shopping Centre Parking Lot

pg. 2

We recommend that City Council instruct the administration to enforce the development permit, by requesting the owner to build a 6 foot high fence on the east side of the property, as shown on the development permit, to protect the neighbouring residential properties.

Yours truly,

D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION

DR/cc

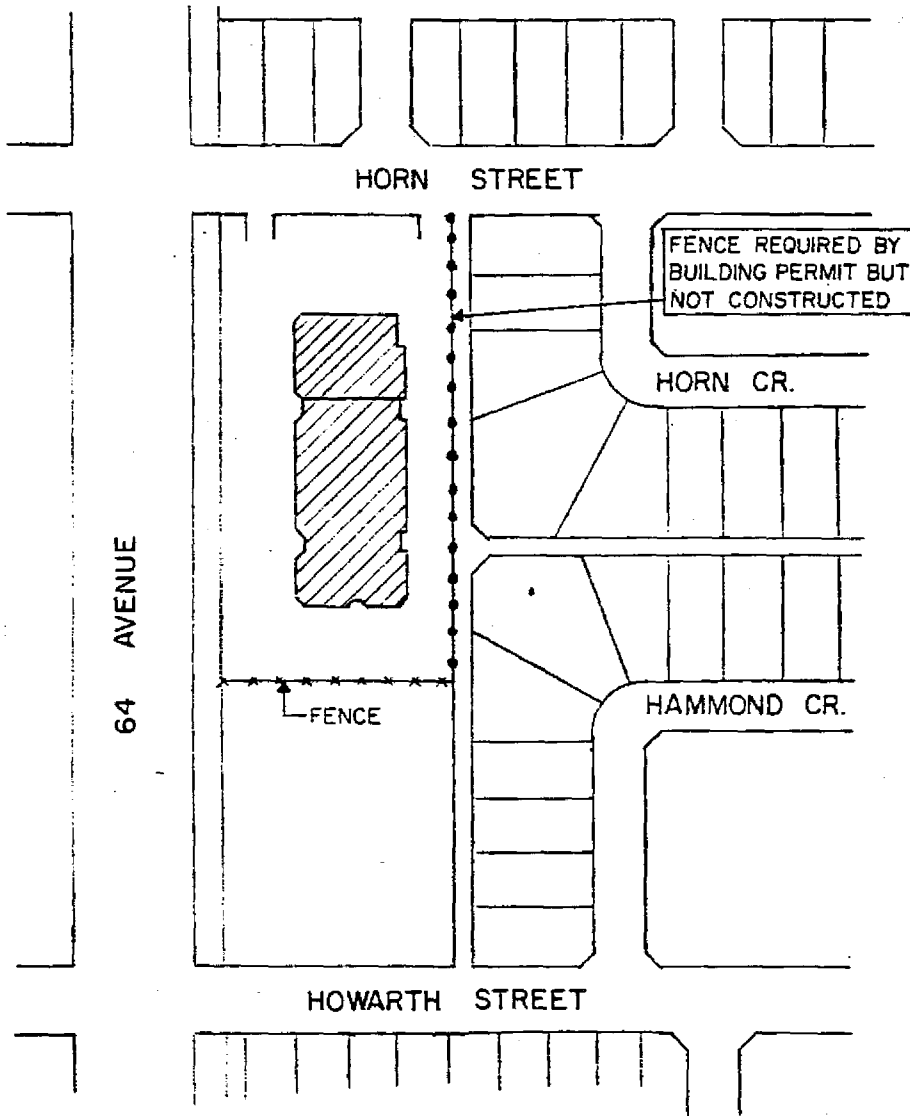
Attachment

c.c. City Engineer

City Assessor

Development Officer

Inspector Nielsen, R.C.M.P.



Commissioners' comments

The Highland Green Shopping Centre owner has requested that Council table this issue until the next meeting of Council to enable him to discuss the problems with the petitioners to see if a mutually satisfactory solution can be arrived at.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner